

PUBLIC NOTICE

**City of Lockhart
Planning and Zoning Commission
7:00 PM, Wednesday, May 25, 2022
Municipal Building – Glosserman Room
308 W. San Antonio St.**

AGENDA

1. Call meeting to order.
2. Citizen comments not related to an agenda item.
3. Consider the Minutes of the May 11, 2022, meeting.
4. SUP-22-10. Hold a PUBLIC HEARING and consider a request by Rosario Rodriguez for a **Specific Use Permit** to allow a *Manufactured Home* on 5.001 acres in the Esther Berry Survey, Abstract No. 1, zoned RMD Residential Medium Density District and located at 2011 FM 1322.
5. ZC-22-06. Continue a PUBLIC HEARING and consider a request by Curtis Thigpen of Paravel Capital on behalf of Alan Balsler, for a **Zoning Change** from *RMD Residential Medium Density District* to *RHD Residential High Density District* on 19.906 acres in the Cornelius Crenshaw Survey, Abstract No. 68, located at 1900 North Cesar Chavez Parkway Northbound (SH 130). [TABLED 3-9-22]
6. ZC-22-08 and PDD-22-01. Hold a PUBLIC HEARING and consider a request by James Travis Krause on behalf of Patton 3, LLC, for a **Zoning Change** from *RLD Residential Low Density District* to *PDD Planned Development District*, including a **PDD Development Plan** for *Lockhart Place Townhomes Planned Development*, on 19.798 acres in the Frances Berry Survey, Abstract No. 2, located at 903 State Park Road (FM 20). [Zoning change requested to be POSTPONED to 6-22-22, PDD development plan WITHDRAWN.]
7. ZC-22-09. Continue a PUBLIC HEARING and consider a request by Chris Bancroft on behalf of Alma Ewald for a **Zoning Change** from 23.064 acres *AO Agricultural-Open Space District* to 18.535 acres *RHD Residential High Density District* and 4.529 acres *CMB Commercial Medium Business District* in the Byrd Lockhart League, Abstract No. 17, located at 1650 North Colorado Street (US 183). [TABLED 3-23-22]
8. ZC-22-10. Continue a PUBLIC HEARING and consider a request by Chris Bancroft on behalf of Ernest Ewald, Jr. for a **Zoning Change** from 15.906 acres *AO Agricultural-Open Space District* to 12.262 acres *RHD Residential High Density District* and 3.644 acres *CMB Commercial Medium Business District* in the Byrd Lockhart League, Abstract No. 17, located at 1724 North Colorado Street (US 183). [TABLED 3-23-22]
9. ZC-22-11 and PDD-22-02. Hold a PUBLIC HEARING and consider a request by Jim Meredith on behalf of Masonwood Development Corporation, for a **Zoning Change** from *PDD Planned Development District* to *PDD Planned Development District*, including a **Revised PDD Development Plan** for *Kelley Villas Planned Development*, on 16.31 acres in the Cornelius Crenshaw Survey, Abstract No. 68, located at 1712 West San Antonio Street (SH 142).

10. FP-22-03. Consider a request by Jim Meredith for approval of a **Final Plat** for *Kelley Villas Planned Development District*, consisting of 16.17 acres in the Cornelius Crenshaw Survey, Abstract No. 68, to be zoned PDD Planned Development District, and located at 1712 West San Antonio Street (SH 142).
11. ZC-22-12. Continue a PUBLIC HEARING and consider a request by Jim Meredith on behalf of Robert A. Schmidt for a **Zoning Change** from *CHB Commercial Heavy Business District* to *RHD Residential High Density District* on 14.57 acres in the Byrd Lockhart Survey, Abstract No. 17, located at 101 East China Street. [TABLED 4-13-22]
12. ZC-22-16. Hold a PUBLIC HEARING and consider a request by Daniel Loe, owner of 203 North Commerce Street, and a request by Daniel Loe on behalf of Mireya Vera, Edgar Llamas, Jiovanna Llamas, Robert and Maria Reyna, owners of 115, 117, and 119 East Walnut Street, for a **Zoning Change** from *CMB Commercial Medium Business District* to *CCB Commercial Central Business District* on a total of 0.246 acre consisting of part of Lots 5 and 6, Block 27, Original Town of Lockhart.
13. PP-22-01. Consider a request by Jacob Kondo, P.E., on behalf Chris Bancroft, for approval of a **Preliminary Plat** for *Cavalry Subdivision*, consisting of 34.487 acres in the Francis Berry Survey, Abstract No. 2, zoned RHD Residential High Density District, and located at 400 State Park Road (FM 20).
14. Discuss the date and agenda of next meeting, including Commission requests for agenda items.
15. Adjourn.

**City of Lockhart
Planning and Zoning Commission
May 11, 2022**

MINUTES

Members Present: Philip Ruiz, Bradley Lingvai, Ron Peterson, Rick Arnic, Phil McBride, Chris St. Ledger

Member Absent: Manuel Oliva

Staff Present: Christine Banda, Dan Gibson, David Fowler

Visitors/Citizens Addressing the Commission: Sara Barr, Layne Tanner, Sandy Jones, Eileen Barr, Nate Fuller, Leary Kelly, Jay Puryear, Naomi Bessette, Chazz Bessette, Chris Hoyt, Nanda Mutala

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:01 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the Minutes of the April 27, 2022, meeting.

Commissioner St. Ledger moved to approve the April 27, 2022, minutes. Commissioner Arnic seconded, and the motion passed by a vote of 6-0.

4. SUP-22-09. Hold a PUBLIC HEARING and consider a request by Layne Tanner, Sara Barr, and Jessica Rutland of Lockhart Arts & Crafts, on behalf of Thomas Theodore Pomeroy, Jr., for a Specific Use Permit to allow a Bar with a mixed beverage license, and extended hours to 2:00 am on Lot 5-A, Block 22, of the Amending Plat of Part of Lots 4 and 5, Block 22, of the Original Town of Lockhart, consisting of approximately 0.063 acre zoned CCB Commercial Central Business District and located at 113 North Main Street, Suite A.

David Fowler presented the staff report, and explained that the specific use permit was requested to allow an existing bar to add mixed drinks and have extended hours with a revision to their TABC license. The establishment had been open since 2017, and the police department had no record of any disturbances at that location. He reported that three e-mails had been received in favor of the specific use permit, copies of which were distributed to the commissioners at the beginning of the meeting.

Chair Ruiz opened the public hearing, and asked if the applicants wished to speak.

Sara Barr, of 210 South Rio Grande Street, and Layne Tanner of 824 Clear Fork Street, who own Lockhart Arts & Craft, said they have a good relationship with the other businesses downtown, and the ability to offer other types of drinks will help keep them competitive. They added that their business had a family friendly environment, and that they care about the community. They will not be open late regularly, and only want the later hours if an occasional event should need it.

Sandy Jones, of 2012 Tumbleweed Trail in Dale, said she supported the requested specific use permit.

Eileen Barr, Sara Barr's mother, spoke in support of the specific use permit. She said that Sara and Layne had remodeled the building themselves, and they take pride in their business.

Nate Fuller, of 817 Second Street, said he had always felt welcomed at the bar and supports the specific use permit.

Leary Kelly, of 1312 Torres Street, said he supported the applicant's request.

Jay Puryear, of 507 Christopher's Cove, spoke in favor of the specific use permit, stating that Lockhart Arts and Craft was his social hub and he enjoys his time there.

Naomi Bessette, of 119 West Walnut Street, owner of Sunflower and Friends located at that address, said she supported the specific use permit. The business offers a variety of events within a great space.

Chazz Bessette, of 119 West Walnut Street, co-owner of Sunflower and Friends, said that the bar is an essential hub for music and safe social events. He stated his support for the specific use permit.

Chris Hoyt, of 824 Clear Fork Street, said he is co-owner of Loop n Lil's, and said that the applicants are great neighbors. He thanked the community for supporting them throughout Covid, and that having a liquor license helped his business so he wants to see the same for Lockhart Arts & Craft.

Chair Ruiz asked for any other speakers and, seeing none, he closed the public hearing and asked for the staff recommendation.

Mr. Fowler said that in the absence of any opposition, staff recommended approval.

There was discussion about adding a condition requiring reconsideration of the extended hours portion of the specific use permit after one year, as was done recently for another bar in the downtown area.

Commissioner St. Ledger moved to approval SUP-22-09 subject to reconsideration of the extended hours in one year. Commissioner Arnic seconded, and the motion passed by a vote of 6-0.

5. ZC-22-15. Hold a PUBLIC HEARING and consider a request by Nanda Mutala on behalf of Suburban Propane for a Zoning Change from AO Agricultural-Open Space District to CHB Commercial Heavy Business District for 3.496 acres in the James George Survey, Abstract No. 9, located at 2001 Blackjack Street (FM 20).

Mr. Fowler presented the staff report and displayed maps showing the location of the subject property and surrounding area. He mentioned that the requested CHB zoning classification was consistent with the future land use designation shown for the subject property on the Land Use Plan map. He said that no correspondence had been received either for or against the zoning change request.

Chair Ruiz opened the public hearing, and asked if the applicant wished to speak.

Nanda Mutala, of 4502 Kocurek Street in Austin, said that his company wished to buy the property and change the zoning so that it could be developed for retail commercial or office uses.

Chair Ruiz asked for any other speakers and, seeing none, he closed the public hearing asked for the staff recommendation.

Mr. Fowler said that staff recommended approval because it is consistent with the future land use plan.

Commissioner Peterson moved to recommend ZC-22-15 to City Council. Commissioner McBride seconded, and the motion passed by a vote of 6-0.

6. Discuss the date and agenda of next meeting, including Commission requests for agenda items.

Mr. Gibson stated that the next regular meeting date is May 25th, with numerous items on the agenda.

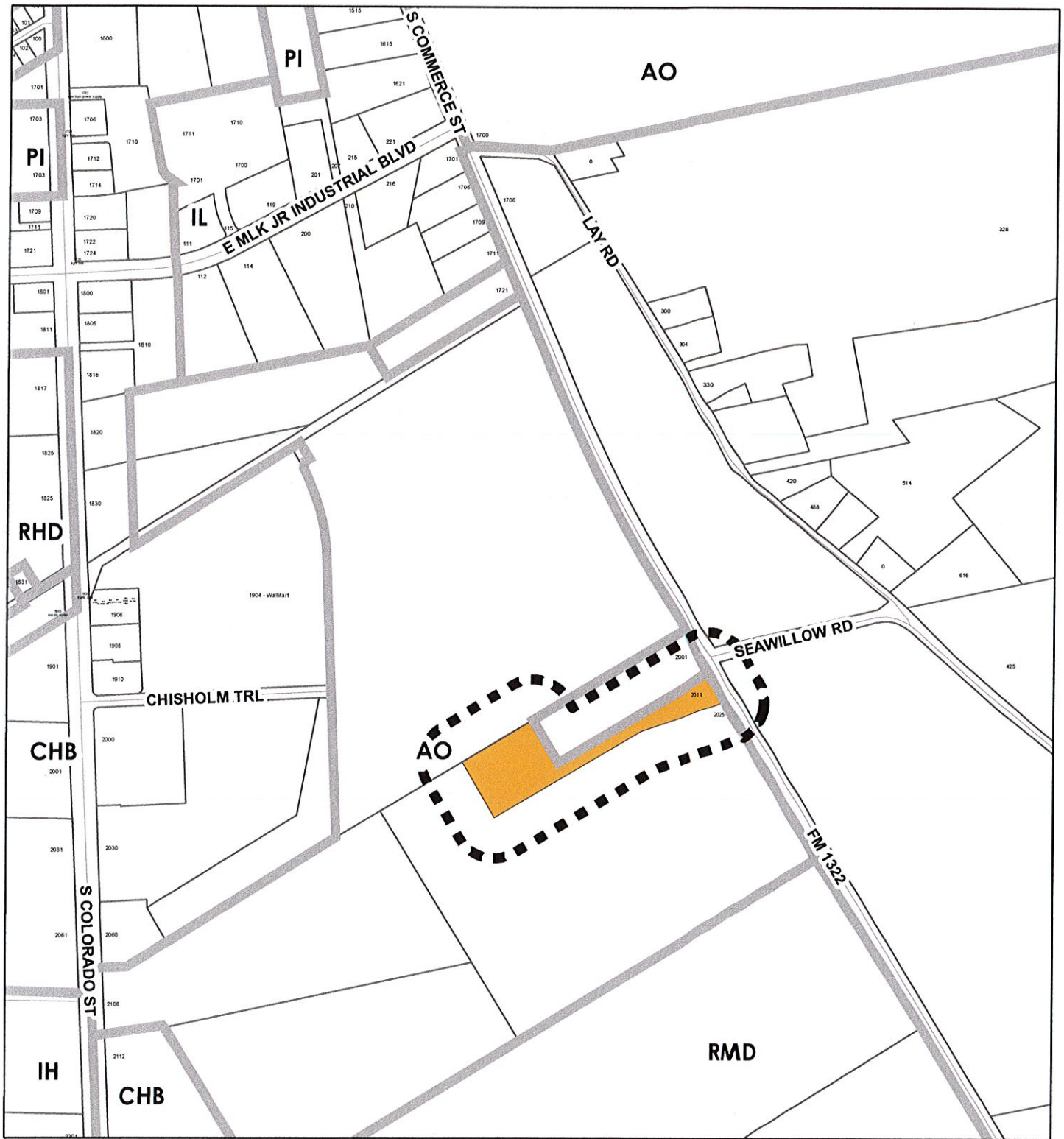
7. Adjourn.

Commissioner St. Ledger moved to adjourn, and Commissioner Lingvai seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:28 p.m.

Approved: _____
(date)

Christine Banda, Recording Secretary

Philip Ruiz, Chair



SUP-22-10

2011 FM 1322

MANUFACTURED HOME

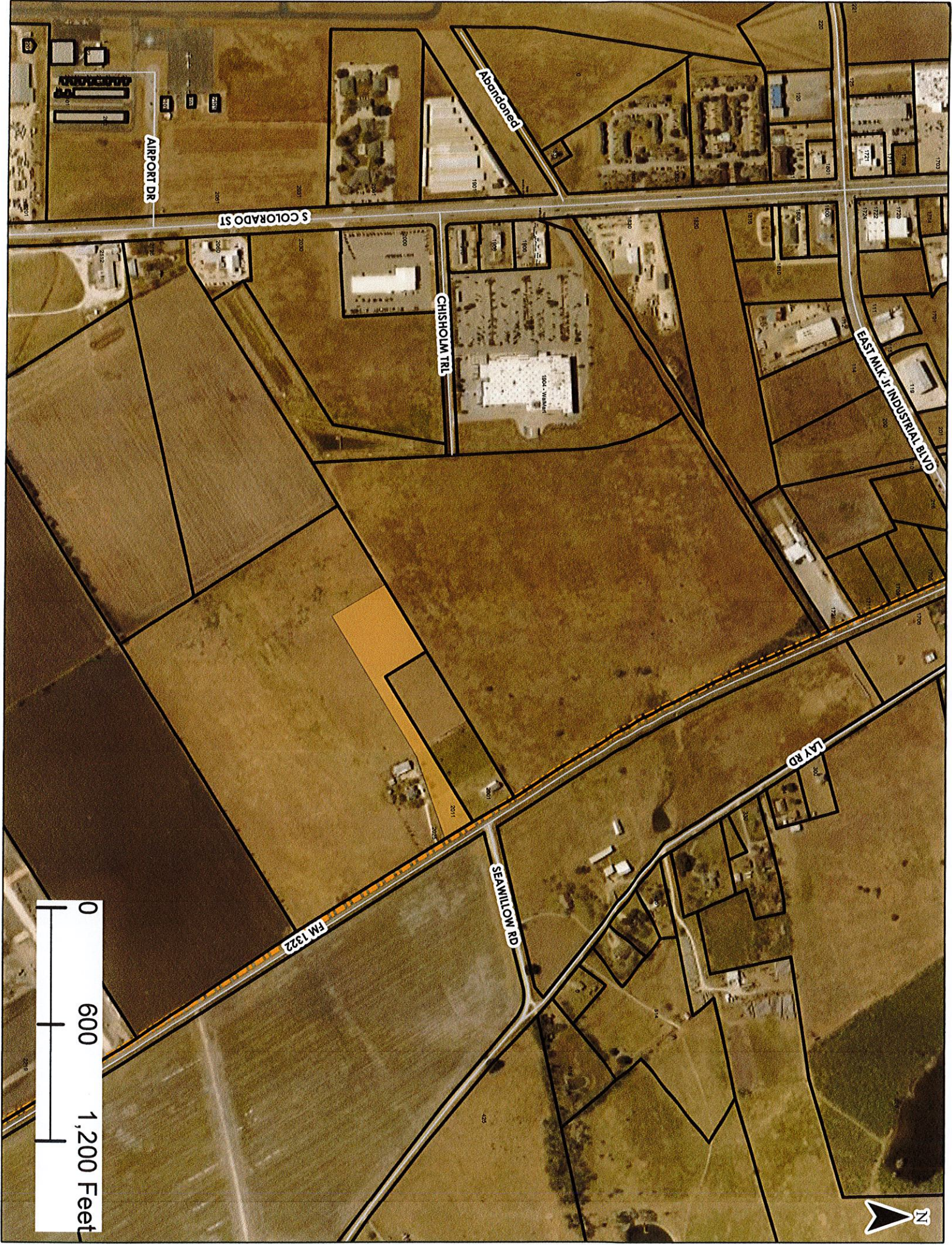


 SUBJECT PROPERTY

 ZONING BOUNDARY

 200 FT. BUFFER

scale 1" = 700'



AIRPORT DR

S COLORADO ST

Abandoned

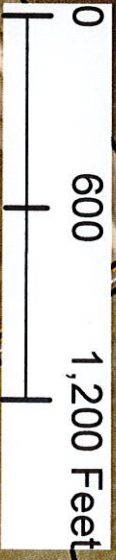
CHISHOLM TRL

EAST M.K.J. INDUSTRIAL BLVD

LAY RD

SEAWILTON RD

FM 1322



CASE SUMMARY

STAFF: David Fowler, Senior Planner

CASE NUMBER: SUP-22-10

REPORT DATE: May 19, 2022

PUBLIC HEARING DATE: May 25, 2022

APPLICANT'S REQUEST: MH Manufactured Home

STAFF RECOMMENDATION: *Approval*

SUGGESTED CONDITIONS: All requirements of Section 64-200 are met.

BACKGROUND DATA

APPLICANT: Rosario Rodriguez

OWNER: Same

SITE LOCATION: 2025 FM 1322

LEGAL DESCRIPTION: Metes and bounds

SIZE OF PROPERTY: 5.001 acres

EXISTING USE OF PROPERTY: Vacant land

ZONING CLASSIFICATION: Residential Medium Density District

ANALYSIS OF ISSUES

CHARACTERISTICS OF PROPOSED USE: The subject property was rezoned to RMD on May 3rd of this year. There is another lot with an existing manufactured home to the north of the subject parcel, sharing the same zoning. Like the subject lot, it was created as a lot for family members of the owners of the main tract. This lot and the lot to the north are both over 5 acres in area to avoid subdivision platting requirements. Other than the manufactured home on the lot to the north, there is a single-family home on the parent tract. The remainder of the surrounding area is largely vacant other than a few scattered single-family structures on large agricultural lots.

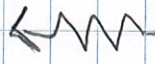
NEIGHBORHOOD COMPATIBILITY: The surrounding area is currently rural in nature, with sparse development. The property to the south of the parent tract is the site of future phases of the Summerside subdivision. There is a potential future residential development south of the site on the east side of FM 1322.

COMPLIANCE WITH STANDARDS: The manufactured dwelling must meet the requirements of Section 64-200 of the Lockhart Code of Ordinances, entitled "Same (Additional Standards for)-Manufactured Homes and Modular Dwellings. The lot that is proposed as the site for the manufactured home has been designed to meet minimum acreage and road frontage requirement for a lot of its type. The orientation of the house on the included site plan meets the requirement that the widest side of the house face FM 1322.

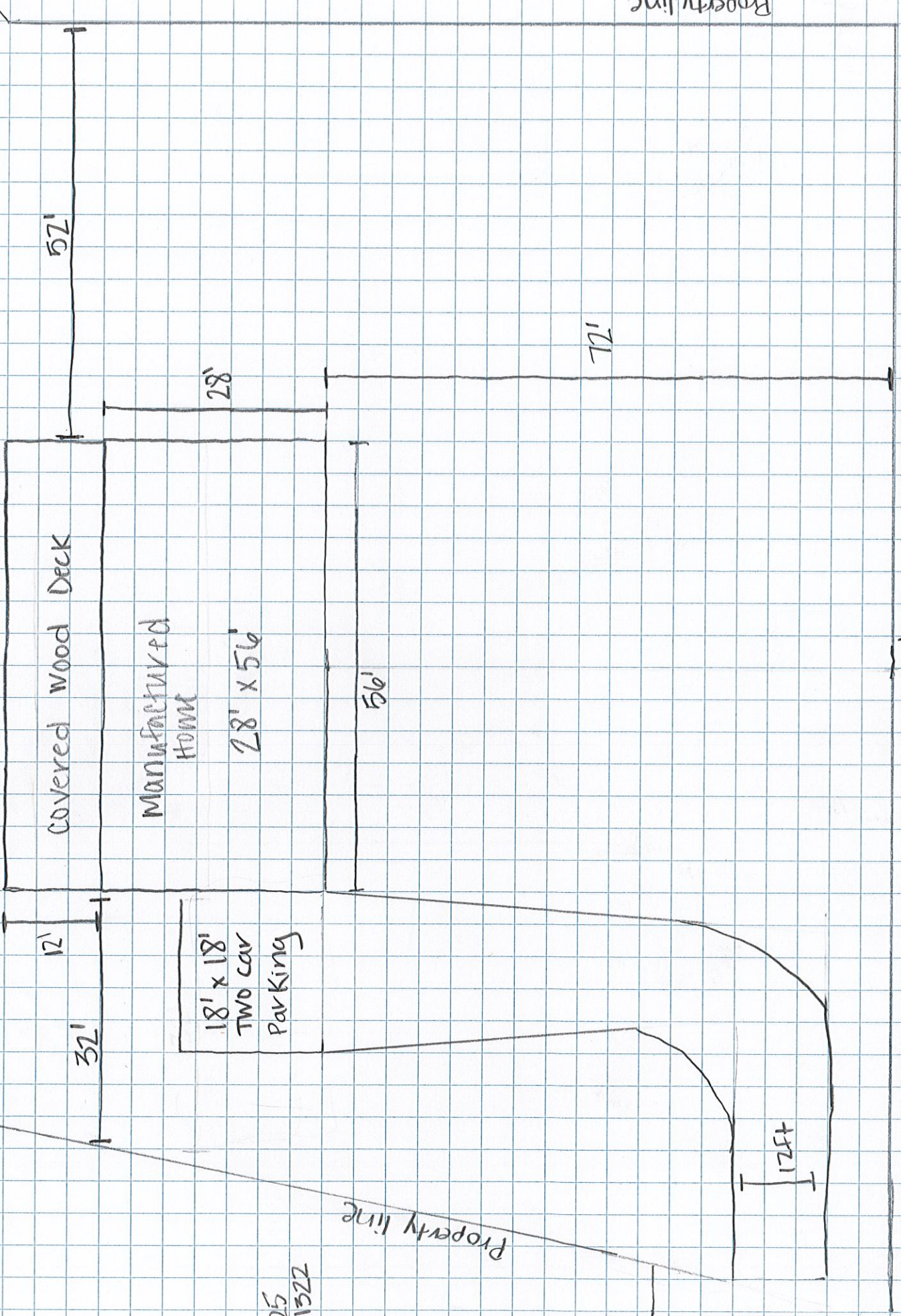
ADEQUACY OF INFRASTRUCTURE: Vehicular access will be available from FM 1322. Water is available from a 12-inch line in the FM 1322 right-of-way, but there is currently no sanitary sewer in the area. It is expected that the house would be served by an on-site septic system.

RESPONSE TO NOTIFICATION: None to date.

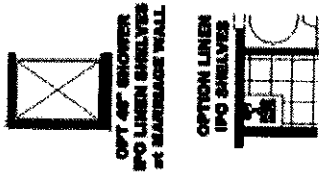
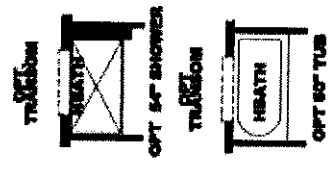
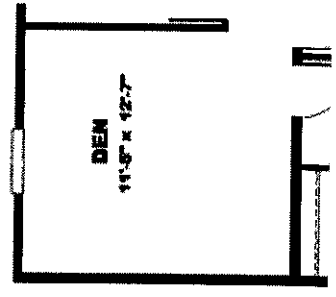
STAFF RECOMMENDATION: Approval.



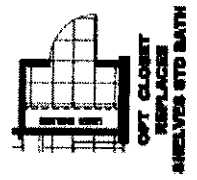
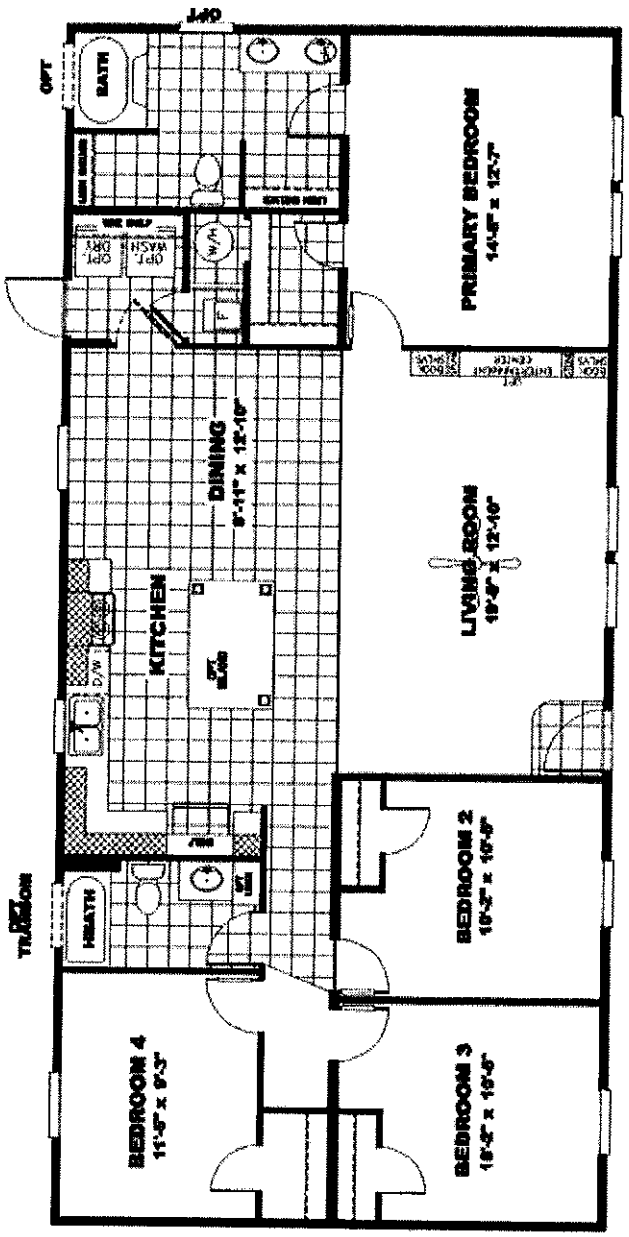
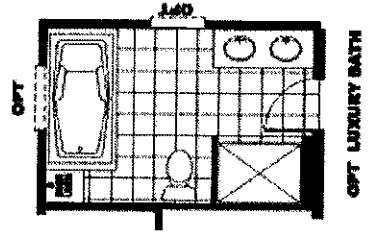
KEY
4ft



OPT DEN
IPO BEDROOM 4



OPT S.S.D.



OPT CLOSET
SHELVES AND BATH
TRANSOM



SPECIFIC USE PERMIT APPLICATION

CITY OF

Lockhart
TEXAS

(512) 398-3461 • FAX (512) 398-3833
P.O. Box 239 • Lockhart, Texas 78644
308 West San Antonio Street

APPLICANT/OWNER

APPLICANT NAME Rosario Rodriguez

ADDRESS 2025 FM 1322

DAY-TIME TELEPHONE 512-785-9095

Lockhart TX 78644

E-MAIL vrod.henke@gmail.com

OWNER NAME Rosario Rodriguez

ADDRESS 2025 FM 1322

DAY-TIME TELEPHONE 512-785-9095

Lockhart TX 78644

E-MAIL vrod.henke@gmail.com

PROPERTY

ADDRESS OR GENERAL LOCATION 2011 Fm 1322

LEGAL DESCRIPTION (IF PLATTED) Metes & Bounds

SIZE 5.001 ACRE(S) ZONING CLASSIFICATION RMD

EXISTING USE OF LAND AND/OR BUILDING(S) VACANT

REQUESTED SPECIFIC USE

PROPOSED USE REQUIRING PERMIT Double wide Manufactured home

CHARACTERISTICS OF PROPOSED USE, INCLUDING INDOOR AND OUTDOOR FACILITIES, ANTICIPATED OCCUPANCY (NUMBER OF DWELLING UNITS, RESIDENTS, EMPLOYEES, SEATS, OR OTHER MEASURE OF CAPACITY, AS APPLICABLE), GROSS FLOOR AREA, HOURS OF OPERATION, AND ANY OTHER RELEVANT INFORMATION. ATTACH ADDITIONAL SHEETS, IF NECESSARY.

2022 Double wide Manufactured home

1420 sq. ft. 4 beds | 2 baths

Dimensions 28' x 56'. Two car parking lot 18' x 18'

Including 12' Driveway

SUBMITTAL REQUIREMENTS

IF THE APPLICANT IS NOT THE OWNER, A LETTER SIGNED AND DATED BY THE OWNER CERTIFYING THEIR OWNERSHIP OF THE PROPERTY AND AUTHORIZING THE APPLICANT TO REPRESENT THE PERSON, ORGANIZATION, OR BUSINESS THAT OWNS THE PROPERTY.

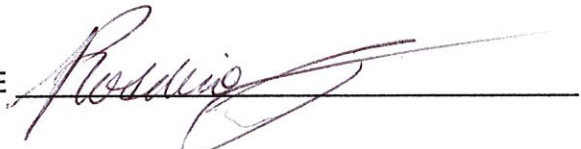
IF NOT PLATTED, A METES AND BOUNDS LEGAL DESCRIPTION OF THE PROPERTY.

SITE PLAN, SUBMITTED ON PAPER NO LARGER THAN 11" X 17", SHOWING: 1) Scale and north arrow; 2) Location of site with respect to streets and adjacent properties; 3) Property lines and dimensions; 4) Location and dimensions of buildings; 5) Building setback distances from property lines; 6) Location, dimensions, and surface type of off-street parking spaces and loading areas; 7) Location, dimensions, and surface type of walks and patios; 8) Location, type, and height of free-standing signs; fences, landscaping, and outdoor lighting; 9) utility line types and locations; and, 10) any other proposed features of the site which are applicable to the requested specific use.

APPLICATION FEE OF \$ 250.02 PAYABLE TO THE CITY OF LOCKHART AS FOLLOWS:

1/4 acre or less	\$125
Between 1/4 acre and one acre	\$150
One acre or greater	\$170 plus \$20.00 per each acre over one acre

TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT, AND IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION.

SIGNATURE 

DATE 04/20/2022

OFFICE USE ONLY

ACCEPTED BY Dan Gibson

RECEIPT NUMBER 01149561

DATE SUBMITTED 4-20-22

CASE NUMBER SUP - 22 - 10

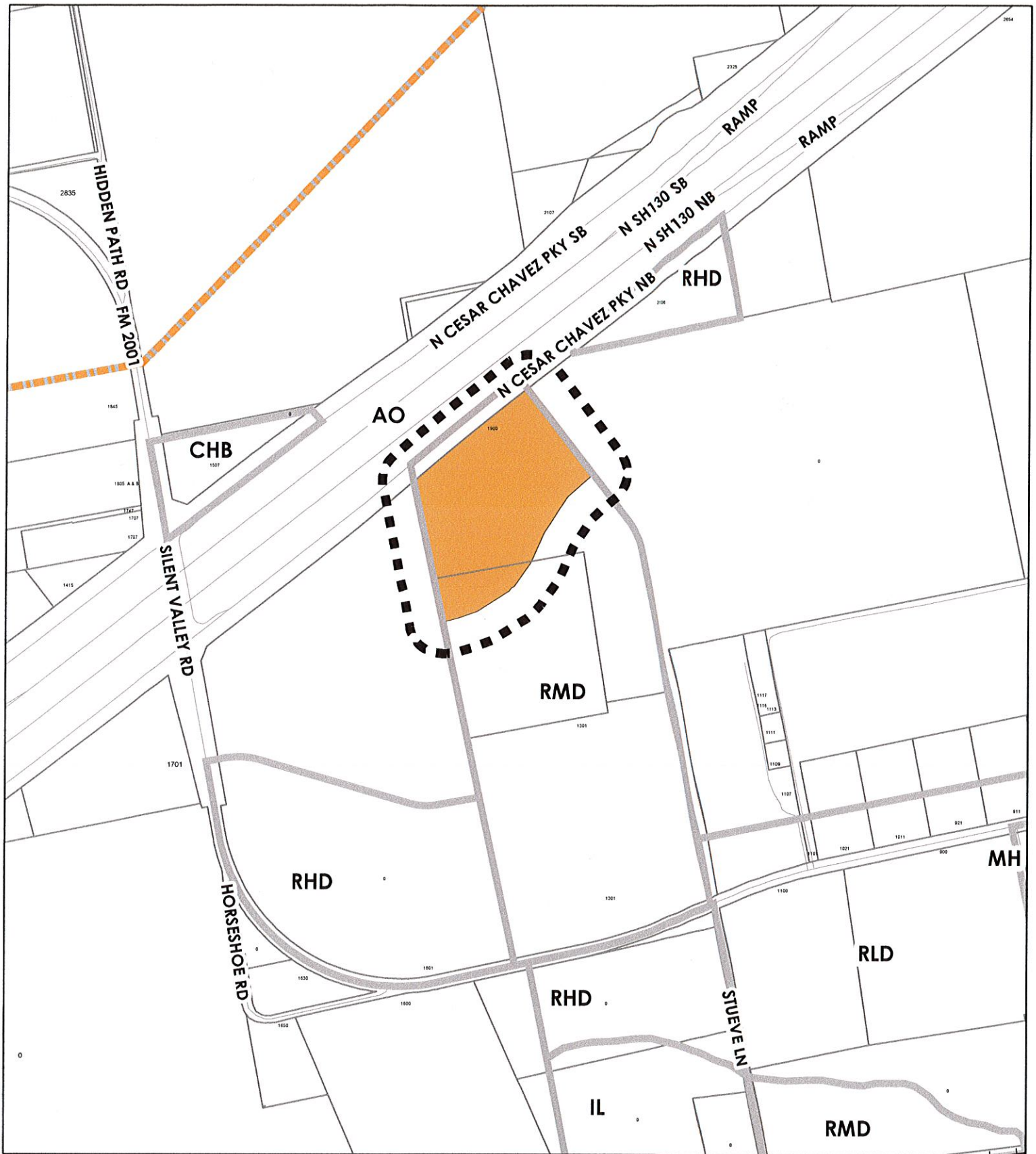
DATE NOTICES MAILED 5-9-2022

DATE NOTICE PUBLISHED 5-12-2022

PLANNING AND ZONING COMMISSION MEETING DATE 5-25-22

DECISION _____

CONDITIONS _____







ZC-22-06

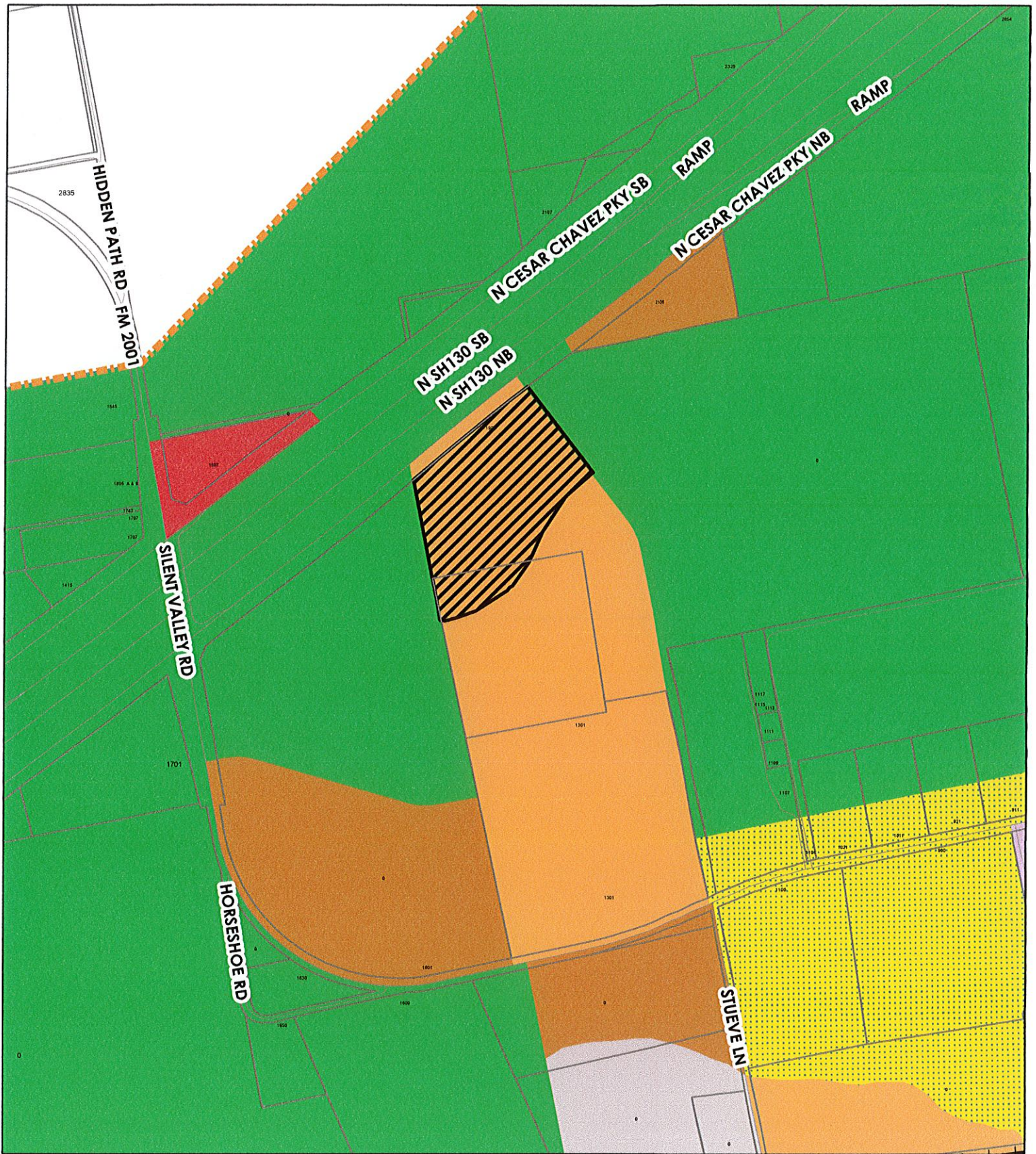
RMD TO RHD

1900 N CESAR CHAVEZ PKWY NB



scale 1" = 800'

-  SUBJECT PROPERTY
-  ZONING BOUNDARY
-  CITY LIMITS
-  200 FT BUFFER



ZC-22-06

RMD TO RHD

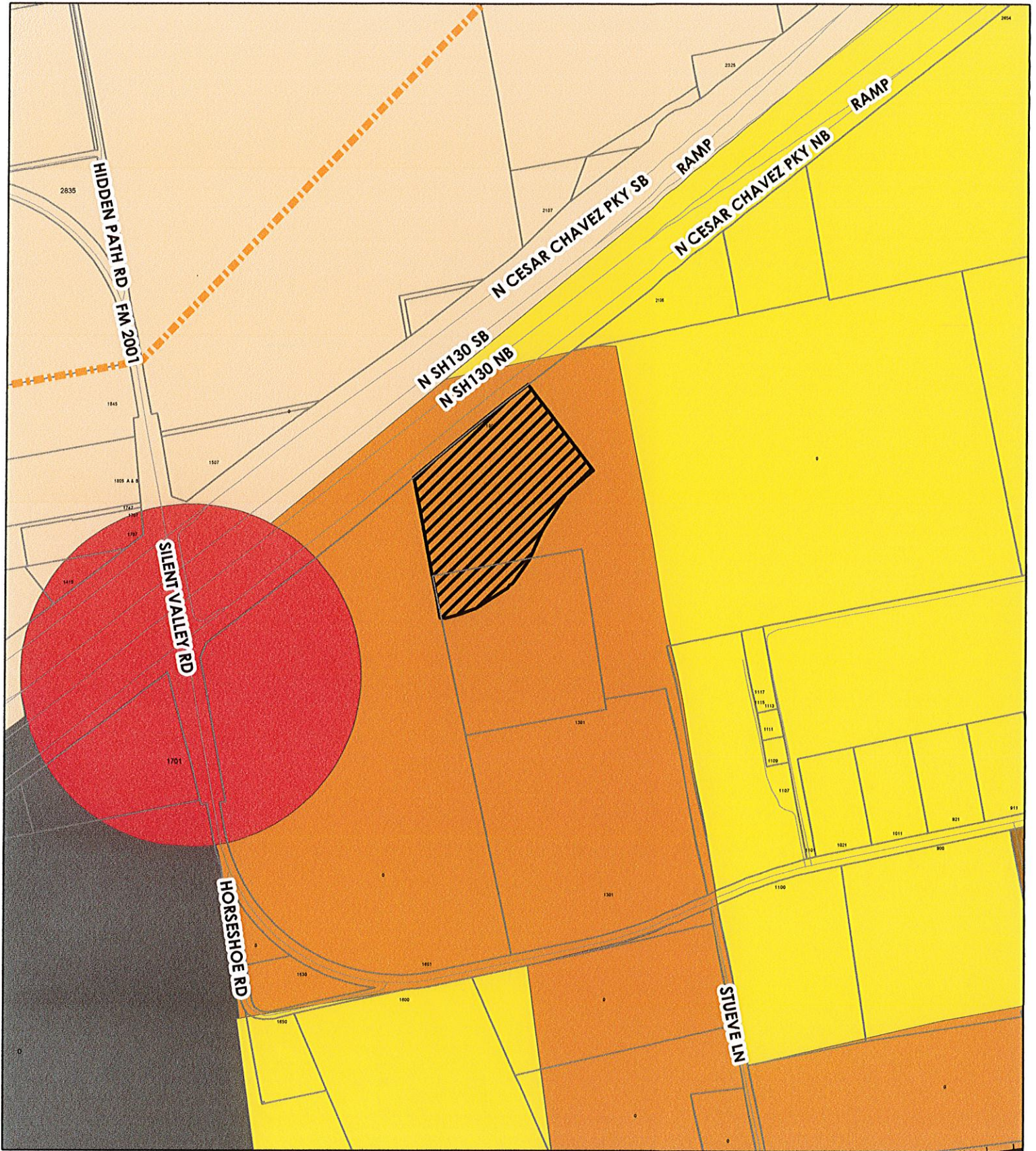
1900 N CESAR CHAVEZ PKWY NB



scale 1" = 800'

ZONING DISTRICTS

- AGRICULTURAL-OPEN SPACE
- COMMERCIAL HEAVY BUSINESS
- INDUSTRIAL LIGHT
- MANUFACTURED HOME
- RESIDENTIAL HIGH DENSITY
- RESIDENTIAL LOW DENSITY
- RESIDENTIAL MEDIUM DENSITY



FUTURE LANDUSE

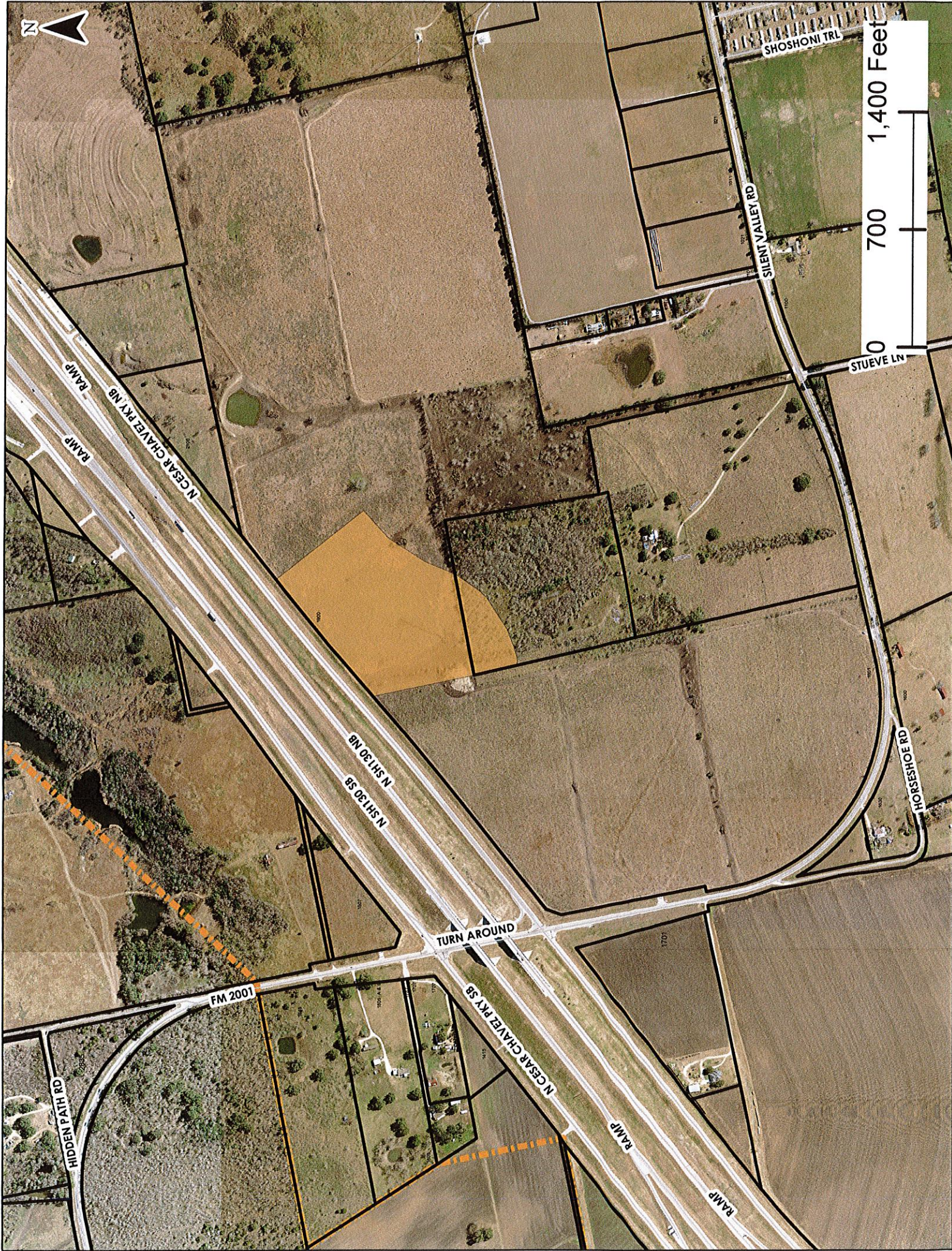
RMD TO RHD

1900 N CESAR CHAVEZ PKWY NB



scale 1" = 800'

- AGRICULTURE/RURAL DEVELOPMENT
- GENERAL-HEAVY COMMERCIAL
- INDUSTRY
- RESIDENTIAL, HIGH DENSITY
- RESIDENTIAL, LOW DENSITY
- RESIDENTIAL, MEDIUM DENSITY



0 700 1,400 Feet

STUEVE LN

SILENT VALLEY RD

SHOSHONI TRL

HORSESHOE RD

TURN AROUND

FM 2001

N SHT 30 NB
N SHT 30 SB

RAMP
N CESAR CHAVEZ PKY NB
RAMP

N CESAR CHAVEZ PKY SB

RAMP

RAMP

HIDDEN PATH RD

PLANNING DEPARTMENT REPORT

ZONING CHANGE

CASE SUMMARY

STAFF: Dan Gibson, City Planner CASE NUMBER: ZC-22-06
REPORT DATE: February 4, 2022 [Updated 2-10-22, 3-2-22, 3-10-22, 5-18-22]
PLANNING AND ZONING COMMISSION HEARING DATE: March 9, 2022 [Tabled to 5-25-22]
CITY COUNCIL HEARING DATE: February 15, 2022 [Tabled to 6-7-22]
REQUESTED CHANGE: RMD to RHD
STAFF RECOMMENDATION: **Postpone to July 13th Commission meeting.**
PLANNING AND ZONING COMMISSION RECOMMENDATION:

BACKGROUND DATA

APPLICANT: Paravel Capital
OWNER: Curtis Thigpen
SITE LOCATION: 1900 North Cesar Chavez Parkway (SH 130). [Final address to be assigned later.]
LEGAL DESCRIPTION: Metes and Bounds
SIZE OF PROPERTY: 19.906 acres
EXISTING USE OF PROPERTY: Vacant land
LAND USE PLAN DESIGNATION: *Medium Density Residential*

ANALYSIS OF ISSUES

PREVIOUS ACTION: This item was tabled multiple times previously by the Planning and Zoning Commission and the City Council due to concerns about the lack of wastewater service, and to allow time for the city engineer to conduct a study for determining the size and cost of necessary wastewater line extensions. The most recent actions were to table this zoning change to the May 25th Planning and Zoning Commission meeting, and the June 7th City Council meeting. A copy of the study was provided to staff on the date of this revised staff report. The report does recommend increasing the sizes of planned wastewater line extensions, as well as upsizing the existing trunk main all the way to the treatment plant, and the total cost was estimated in the report to be \$6.1 million. However, there has been no determination yet as to how much of the cost can be paid by EDA grant funds, how much can be paid from the wastewater impact fee account, or how much of the cost will need to be reimbursed by developers. As of April 1, 2022, the balance in the wastewater impact fee account was \$1,014,365. No time-frame has been established for completion of design and construction of the project yet.

REASON FOR REQUESTED ZONING CHANGE: The subject property is part of a 50.77-acre tract that was rezoned from AO to RMD in October 2021 for the stated purpose of developing a duplex subdivision. However, the applicant for this zoning change proposes a multifamily development, which is allowed only in the RHD district. The proposed development is the upper portion of the attached concept plan labeled "*Medium Density Residential Development*", which also includes a proposed duplex subdivision in the lower portion.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	SH 130	AO	<i>Agricultural/Rural Development (north side of SH 130)</i>
East	Vacant land	AO	<i>Medium Density Residential, Low Density Residential</i>
South	Vacant land	RMD	<i>Residential Medium Density</i>
West	Vacant land	AO	<i>Medium Density Residential, General-Heavy Commercial</i>

TRANSITION OF ZONING DISTRICTS: The subject property does not abut any other RHD zoning, although there are two parcels nearby to the northeast and southwest that were recently rezoned from AO to RHD. RHD is one step up in land use intensity from the RMD classification, which abuts the south boundary of this property. Higher density land uses are sometimes used as a buffer or transition from lower density uses to a major highway.

ADEQUACY OF INFRASTRUCTURE: Vehicular access will be available from the Stueve Lane extension as well as another new east-west collector street that will follow the southern boundary of the subject property. The main issue with regard to infrastructure, though, is the total lack of sanitary sewer service to the entire area north of the railroad track in the Silent Valley Road area. The impact fee CIP includes a future 12-inch sewer main that would serve the area but, at the rate that zoning changes and specific use permits are being requested to increase the density, but the wastewater study for the northwest quadrant of the city indicates that a larger pipe will be needed. That will trigger the requirement that all planned wastewater line extensions and existing lines downstream also be larger. The study provides a total cost of construction, but the City will still need to make a determination as to how the project will be funded, including approximately what the developer’s share of the expense will be after the City’s contribution from impact fees and the EDA grant. Because a similar wastewater study is needed for the North Colorado Street corridor, and it may also affect the sizing of the larger trunk main that both the northwest lines and Colorado Street corridor lines will connect to, the two studies are interrelated and we won’t know the final cost for both combined until the Colorado Street corridor study is completed. That is estimated to take another six weeks or so, which would be in time for the July 13th Commission meeting.

POTENTIAL NEIGHBORHOOD IMPACT: The surrounding area is currently vacant, but there have been a couple of recent zoning changes to RHD for apartments, and there are other developments on the horizon that would add both commercial development and residential subdivisions. The same applicant who submitted this request also applied for a specific use permit (SUP) to allow the DF-2 residential development type on the remaining 30.864 acres of the original 50-77-acre tract, adjacent to the south of the subject property. The DF-2 development type allows duplexes on smaller lots, thereby resulting in a higher density. After voting to table the SUP at their February 9th meeting, the Planning and Zoning Commission approved it at their March 9th meeting subject to the residential density not exceeding ten dwelling units per acre, which is considered medium density and is consistent with the City’s land use plan map. This zoning change, however, will automatically increase the potential for higher density development in the area above the medium density threshold.

CONSISTENCY WITH COMPREHENSIVE PLAN: The proposed RHD zoning classification is **not** consistent with the *Medium Density Residential* future land use designation of the land use plan map.








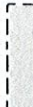

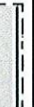
ALTERNATIVE CLASSIFICATIONS: The existing RMD zoning is already consistent with the *Medium Density Residential* designation shown on the land use plan map, so there is no better classification at this time.

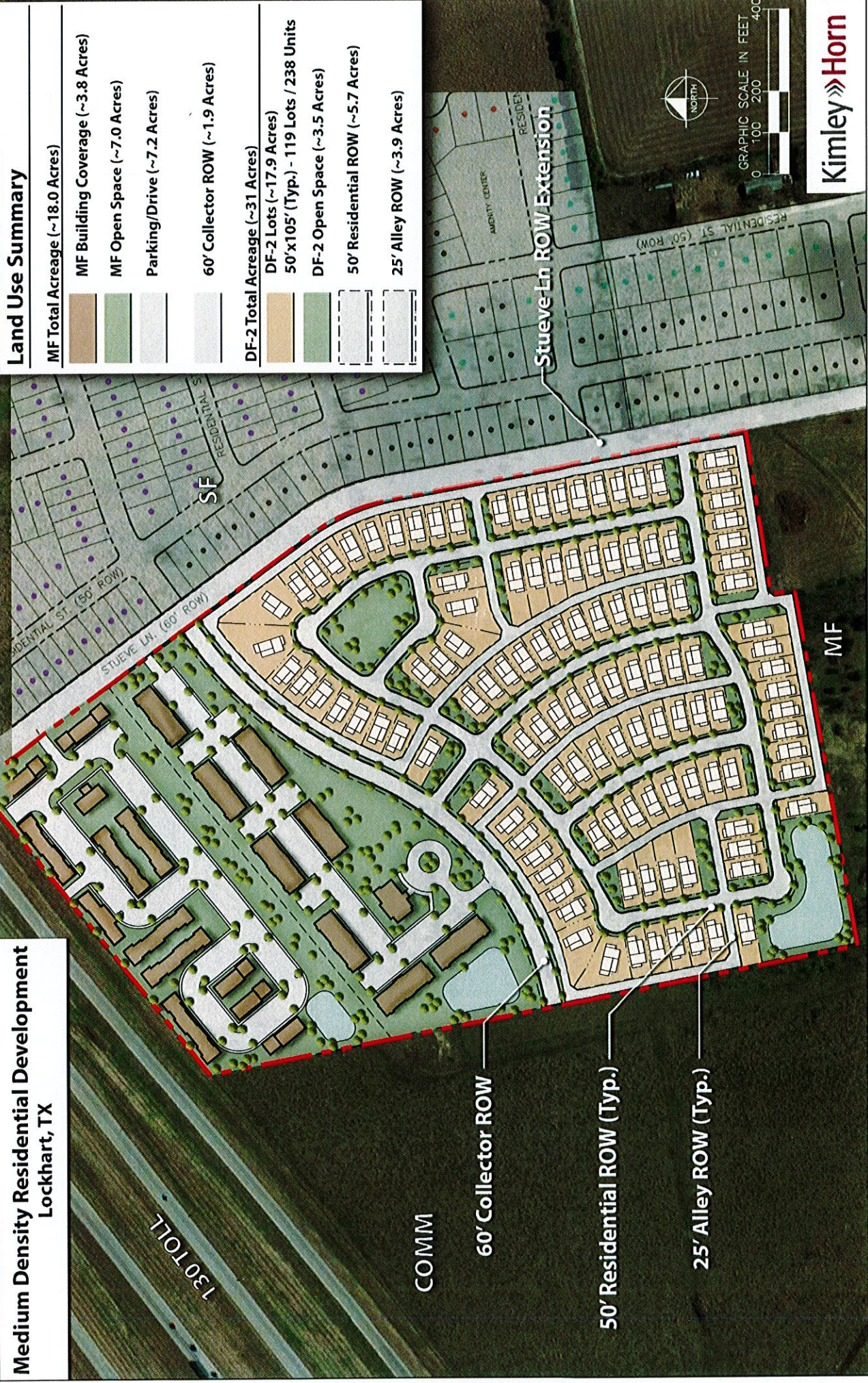
RESPONSE TO NOTIFICATION: None as of the date of this report. The properties within the 200-foot public hearing notification area are currently vacant and are either owned by the applicant or are owned by others who are also proposing new developments.

STAFF RECOMMENDATION: Staff recommends postponing this application again to the Commission's July 13th meeting so that we will have a final report available regarding the cost of all wastewater projects in the north part of the city, and perhaps an estimated time-frame for completion. However, the Commission still has the option of recommending either approval or denial of the zoning change to the City Council at this time, in lieu of postponing it again. Approval will not short circuit the normal development process because a subdivision plat cannot be recorded, and the property will not be able to be developed in any way, until adequate wastewater service is available, which can occur only after the necessary infrastructure is designed and constructed.

Medium Density Residential Development
Lockhart, TX

Land Use Summary

	MF Total Acreage (~18.0 Acres)
	MF Building Coverage (~3.8 Acres)
	MF Open Space (~7.0 Acres)
	Parking/Drive (~7.2 Acres)
	60' Collector ROW (~1.9 Acres)
DF-2 Total Acreage (~31 Acres)	
	DF-2 Lots (~17.9 Acres)
	50'x105' (Typ.) - 119 Lots / 238 Units
	DF-2 Open Space (~3.5 Acres)
	50' Residential ROW (~5.7 Acres)
	25' Alley ROW (~3.9 Acres)





ZONING CHANGE APPLICATION

(512) 398-3461 • FAX (512) 398-3833
P.O. Box 239 • Lockhart, Texas 78644
308 West San Antonio Street

APPLICANT/OWNER

APPLICANT NAME Paravel Capital
DAY-TIME TELEPHONE (512) 934-8923
E-MAIL cthighpen@paravelcap.com

ADDRESS 1509 Old W 38th St. Ste., 3
Austin, TX 78731

OWNER NAME Curtis Thigpen
DAY-TIME TELEPHONE (512) 934-8923
E-MAIL cthighpen@paravelcap.com

ADDRESS _____

PROPERTY 1900 N Cesar Chavez 2 PKY NB

ADDRESS OR GENERAL LOCATION Between ~~1301~~ Silent Valley Rd. & Toll Road ~~130~~, Lockhart, TX 78644

LEGAL DESCRIPTION (IF PLATTED) See metes & bounds description

SIZE 19.906 ACRE(S) LAND USE PLAN DESIGNATION Residential Medium Density

EXISTING USE OF LAND AND/OR BUILDING(S) Agriculture

PROPOSED NEW USE, IF ANY Residential High Density (MF-2)

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION Residential Medium Density **RMD**

TO PROPOSED ZONING CLASSIFICATION Residential High Density (MF-2) **RHD**

REASON FOR REQUEST To allow for the development of two and three story apartments of up to 24 DU/AC
in order to provide a wider variety of housing options at multiple price points for all residents in the area.

SUBMITTAL REQUIREMENTS

IF THE APPLICANT IS NOT THE OWNER, A LETTER SIGNED AND DATED BY THE OWNER CERTIFYING THEIR OWNERSHIP OF THE PROPERTY AND AUTHORIZING THE APPLICANT TO REPRESENT THE PERSON, ORGANIZATION, OR BUSINESS THAT OWNS THE PROPERTY.


NAME(S) AND ADDRESS(ES) OF PROPERTY LIEN-HOLDER(S), IF ANY.

IF NOT PLATTED, A METES AND BOUNDS LEGAL DESCRIPTION OF THE PROPERTY.

APPLICATION FEE OF \$ 548.12 PAYABLE TO THE CITY OF LOCKHART AS FOLLOWS:

1/4 acre or less	\$125
Between 1/4 and one acre	\$150
One acre or greater	\$170 plus \$20.00 per each acre over one acre

TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT, AND IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION.

SIGNATURE 

DATE 1/19/2022

OFFICE USE ONLY

ACCEPTED BY 

RECEIPT NUMBER 01132778

DATE SUBMITTED 1-19-22

CASE NUMBER ZC - 22 - 06

DATE NOTICES MAILED 01-24-22

DATE NOTICE PUBLISHED 1-27-2022

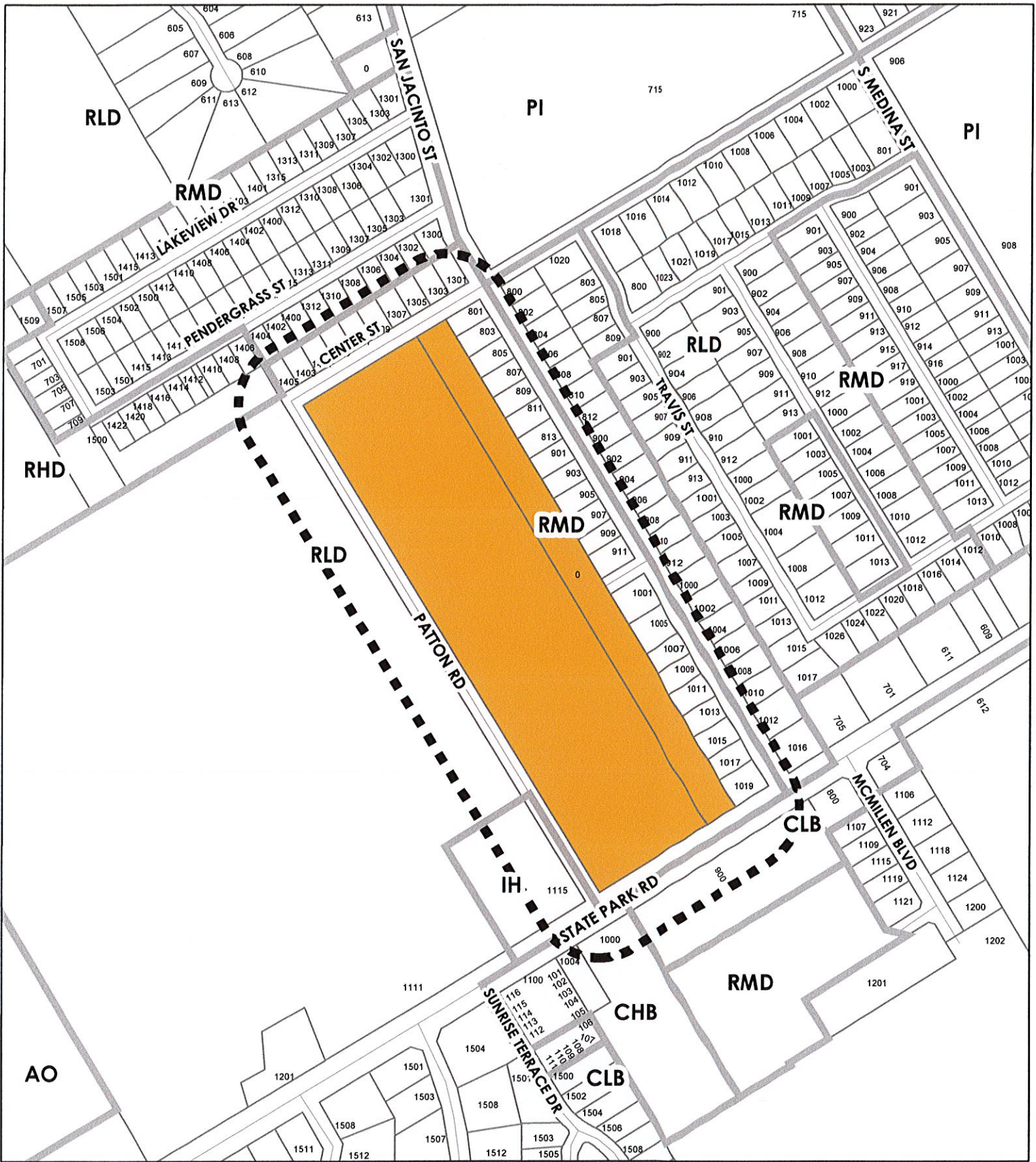
PLANNING AND ZONING COMMISSION MEETING DATE 2-9-22

PLANNING AND ZONING COMMISSION RECOMMENDATION Table to 3-9-22 meeting.

CITY COUNCIL MEETING DATE 2-15-2022

Tabled to 5-25-22 meeting.

DECISION Tabled
3-15-22 Tabled to 6-7-22



ZC-22-08

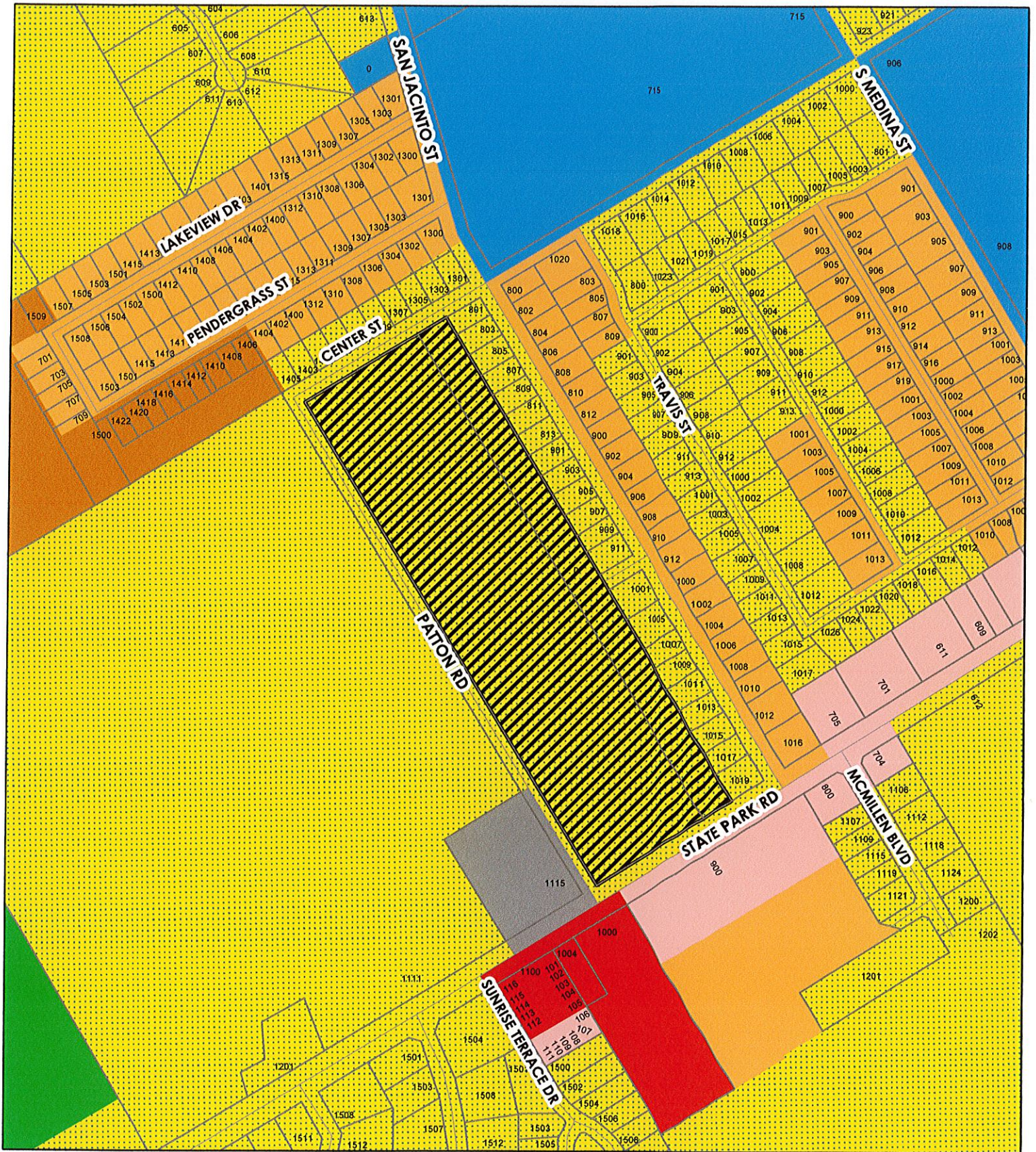
RLD TO PDD

903 STATE PARK RD



scale 1" = 400'

- SUBJECT PROPERTY
- ZONING BOUNDARY
- 200 FT BUFFER



ZC-22-08

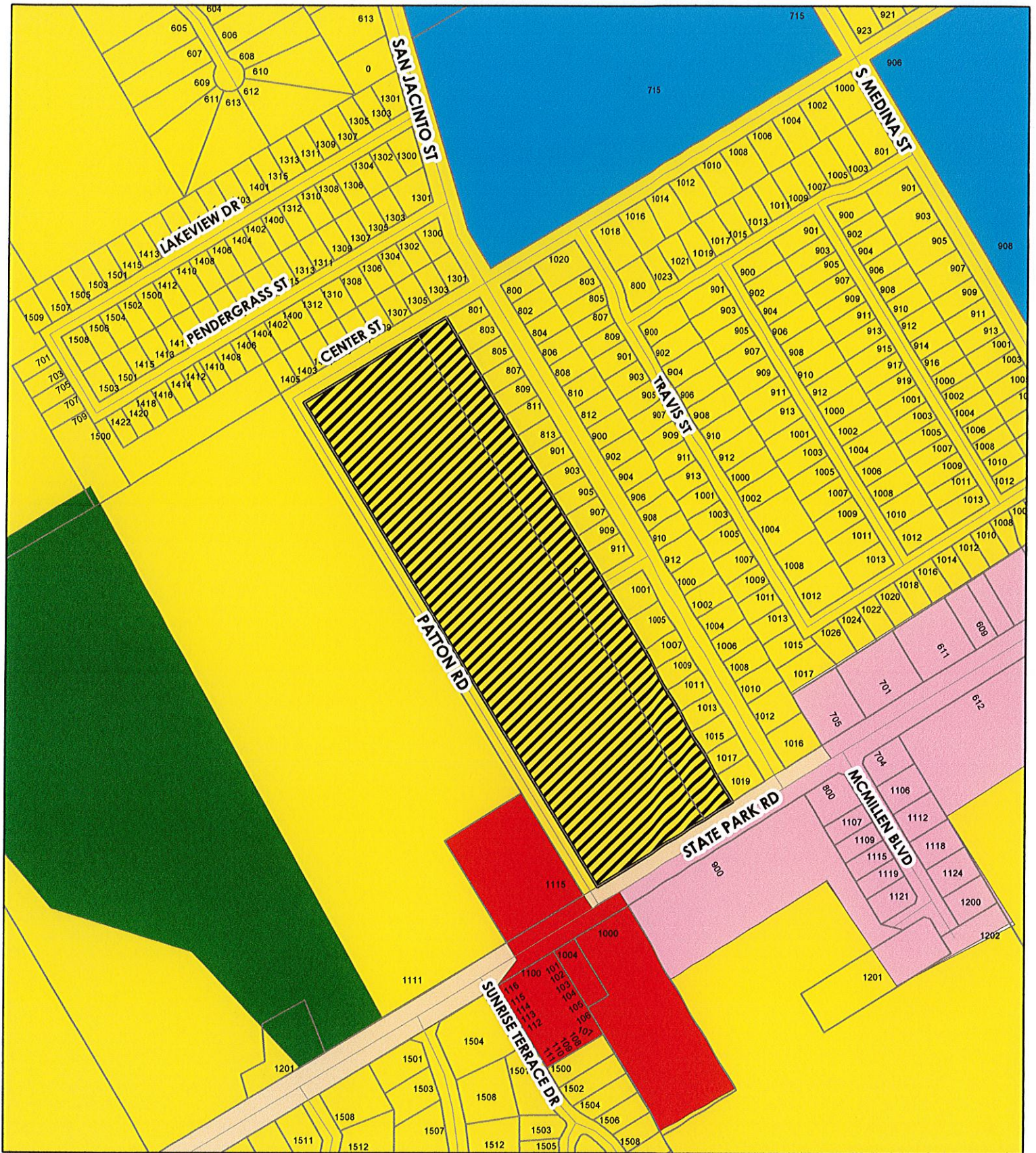
RLD TO PDD

903 STATE PARK RD



scale 1" = 400'

- ZONING DISTRICTS**
- AGRICULTURAL-OPEN SPACE
 - COMMERCIAL HEAVY BUSINESS
 - COMMERCIAL LIGHT BUSINESS
 - INDUSTRIAL HEAVY
 - PUBLIC AND INSTITUTIONAL
 - RESIDENTIAL HIGH DENSITY
 - RESIDENTIAL LOW DENSITY
 - RESIDENTIAL MEDIUM DENSITY



FUTURE LANDUSE

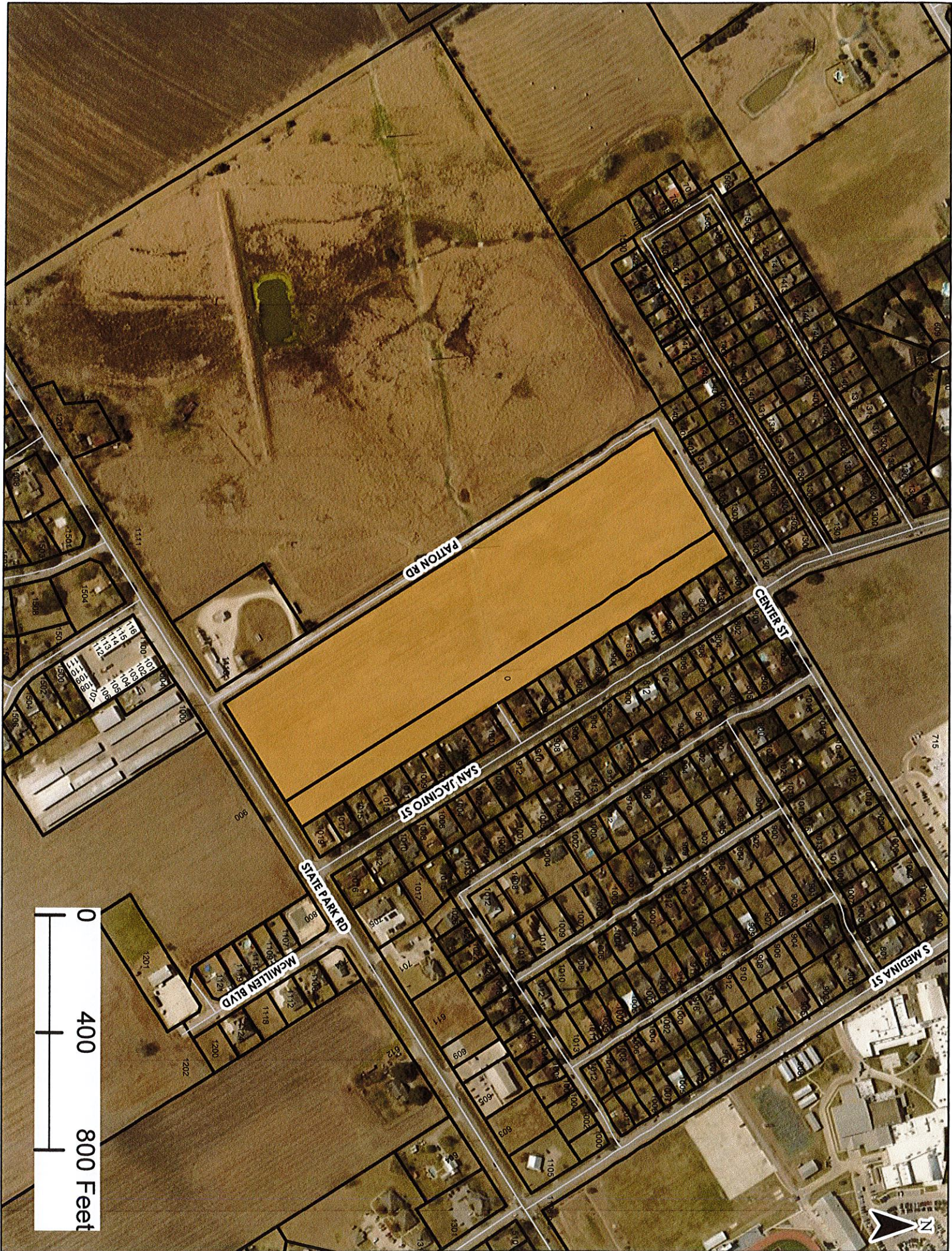
RLD TO PDD

903 STATE PARK RD



scale 1" = 400'

- AGRICULTURE/RURAL DEVELOPMENT
- GENERAL-HEAVY COMMERCIAL
- LIGHT-MEDIUM COMMERCIAL
- PARKS AND OPEN SPACE
- PUBLIC AND INSTITUTIONAL
- RESIDENTIAL, LOW DENSITY



PATTON RD

CENTER ST

SAN JACINTO ST

STATE PARK RD

MCGMILLEN BLVD

S MEDINA ST

1100
1101
1102
1103
1104
1105
1106
1107
1108
1109
1110
1111
1112
1113
1114
1115
1116
1117
1118
1119
1120
1121
1122
1123
1124
1125
1126
1127
1128
1129
1130
1131
1132
1133
1134
1135
1136
1137
1138
1139
1140
1141
1142
1143
1144
1145
1146
1147
1148
1149
1150

0 400 800 Feet



TO: Planning and Zoning Commission
FROM: David Fowler, Senior Planner *DF*
SUBJECT: ZC-22-08 and PDD-22-01
DATE: May 19, 2022

City of Lockhart
MEMO

James Krause, the applicant, proposes a zoning change and development plan for 17.798 acres of land on the east side of Patton Road, and between State Park Road and Center Street, from RLD to PDD. The property is addressed as 903 State Park Road. The proposal is to build a townhouse development. This agenda item encompasses both ZC-22-08 for the zoning change and PDD-22-01 for the Development Plan, as listed in the public hearing notice for consideration at this meeting.

City staff has been reviewing the PDD development plan and preliminary plat for the proposed development. As the advertised public hearing date approached, it became clear that correction of deficiencies, particularly on the PDD development plan, would not be completed by the deadline for the Commission agenda packet. Because the maximum 60-day period for approval or denial of both the PDD development plan and the preliminary plat will expire before the next Commission meeting, they have been withdrawn by the applicant to stop the "shot clock" imposed by State law. If the applications were not withdrawn, staff would be obligated to recommend denial due to the incomplete PDD plan and preliminary plat. New applications will be submitted for those items, and the review process will continue without interruption.

Because zoning changes are not subject to the 30-day (or 60 day, with one 30-day extension) period for approval or denial, the zoning portion of this application was not withdrawn. However, in the case of PDD zoning, the zoning change cannot proceed without the PDD development plan or preliminary plat, so the requested zoning change to PDD should be postponed to the June 8th Planning and Zoning Commission meeting, to allow time for all deficiencies to be addressed.

CITY OF

Lockhart

TEXAS

ZONING CHANGE APPLICATION

(512) 398-3461 • FAX (512) 398-3833
P.O. Box 239 • Lockhart, Texas 78644
308 West San Antonio Street

APPLICANT/OWNER

APPLICANT NAME James Travis Krause
DAY-TIME TELEPHONE 254 537 3623
E-MAIL travis@kbargroup.com

ADDRESS 1950 County Road 146
Georgetown TX 78633

OWNER NAME Patton 3 LLC
DAY-TIME TELEPHONE 254 218 5846
E-MAIL Legal@kbargroup.com

ADDRESS 1950 County Road 146
Georgetown TX 78633

PROPERTY

903

ADDRESS OR GENERAL LOCATION Patton Rd and State Park Rd

LEGAL DESCRIPTION (IF PLATTED) A002 BERRY, FRANCIS, ACRES 3.3 and A002 BERRY, FRANCIS, ACRES 16.5

SIZE 19.8 ^{19.798} ACRE(S) LAND USE PLAN DESIGNATION Housing development

EXISTING USE OF LAND AND/OR BUILDING(S) Crop land

PROPOSED NEW USE, IF ANY housing development

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION LDR ^{RLD}

TO PROPOSED ZONING CLASSIFICATION PDD

REASON FOR REQUEST Provide more housing opportunities for families and adults in the City of Lockhart.

SUBMITTAL REQUIREMENTS

IF THE APPLICANT IS NOT THE OWNER, A LETTER SIGNED AND DATED BY THE OWNER CERTIFYING THEIR OWNERSHIP OF THE PROPERTY AND AUTHORIZING THE APPLICANT TO REPRESENT THE PERSON, ORGANIZATION, OR BUSINESS THAT OWNS THE PROPERTY.

NAME(S) AND ADDRESS(ES) OF PROPERTY LIEN-HOLDER(S), IF ANY.

IF NOT PLATTED, A METES AND BOUNDS LEGAL DESCRIPTION OF THE PROPERTY.

APPLICATION FEE OF \$ 570.00 ^{546.00} PAYABLE TO THE CITY OF LOCKHART AS FOLLOWS:

1/4 acre or less	\$125
Between 1/4 and one acre	\$150
One acre or greater	\$170 plus \$20.00 per each acre over one acre

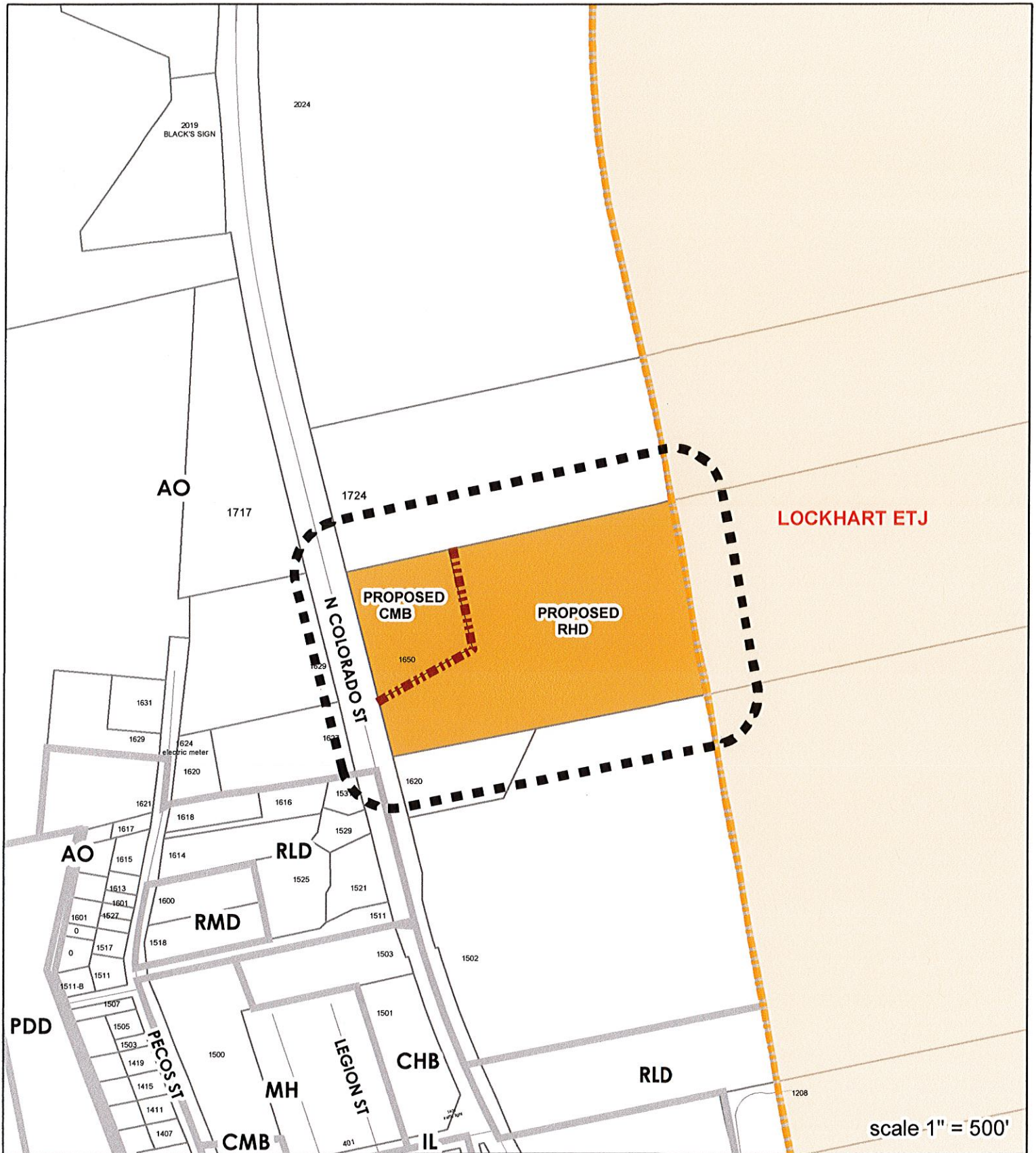
TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT, AND IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION.

SIGNATURE 

DATE 2/16/22

OFFICE USE ONLY

ACCEPTED BY Dan Gibson & Kerin Waller RECEIPT NUMBER R01137669
DATE SUBMITTED 2-17-22 CASE NUMBER ZC - 22 - 08
DATE NOTICES MAILED 5-9-22 DATE NOTICE PUBLISHED 5-12-2022
PLANNING AND ZONING COMMISSION MEETING DATE 5-25-2022
PLANNING AND ZONING COMMISSION RECOMMENDATION _____
CITY COUNCIL MEETING DATE 6-7-2022
DECISION _____



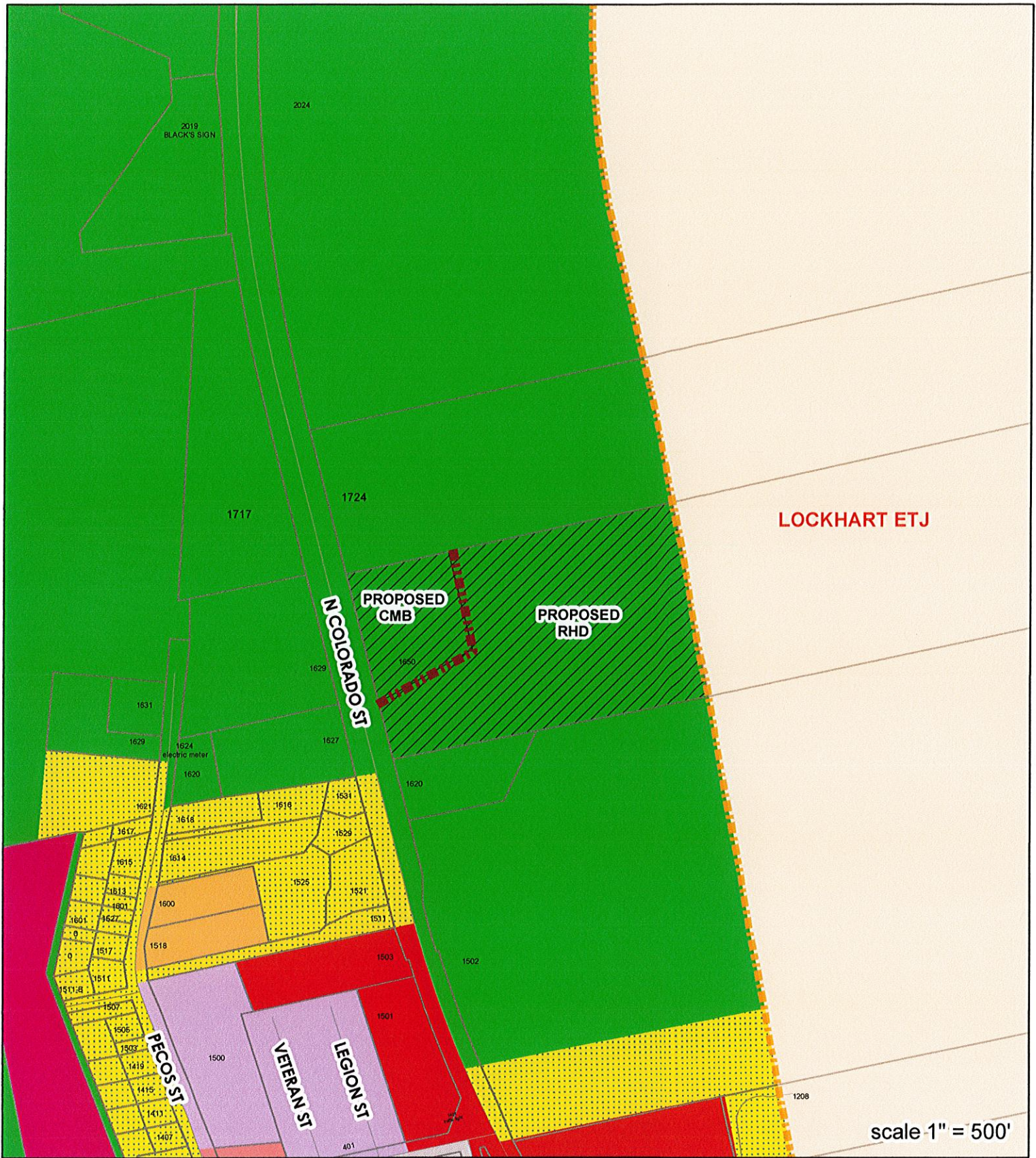
ZC-22-09

AO TO RHD & CMB

1650 N COLORADO ST (HWY 183)



- SUBJECT PROPERTY
- ZONING BOUNDARY
- CITY LIMITS
- 200 FT BUFFER



ZC-22-09

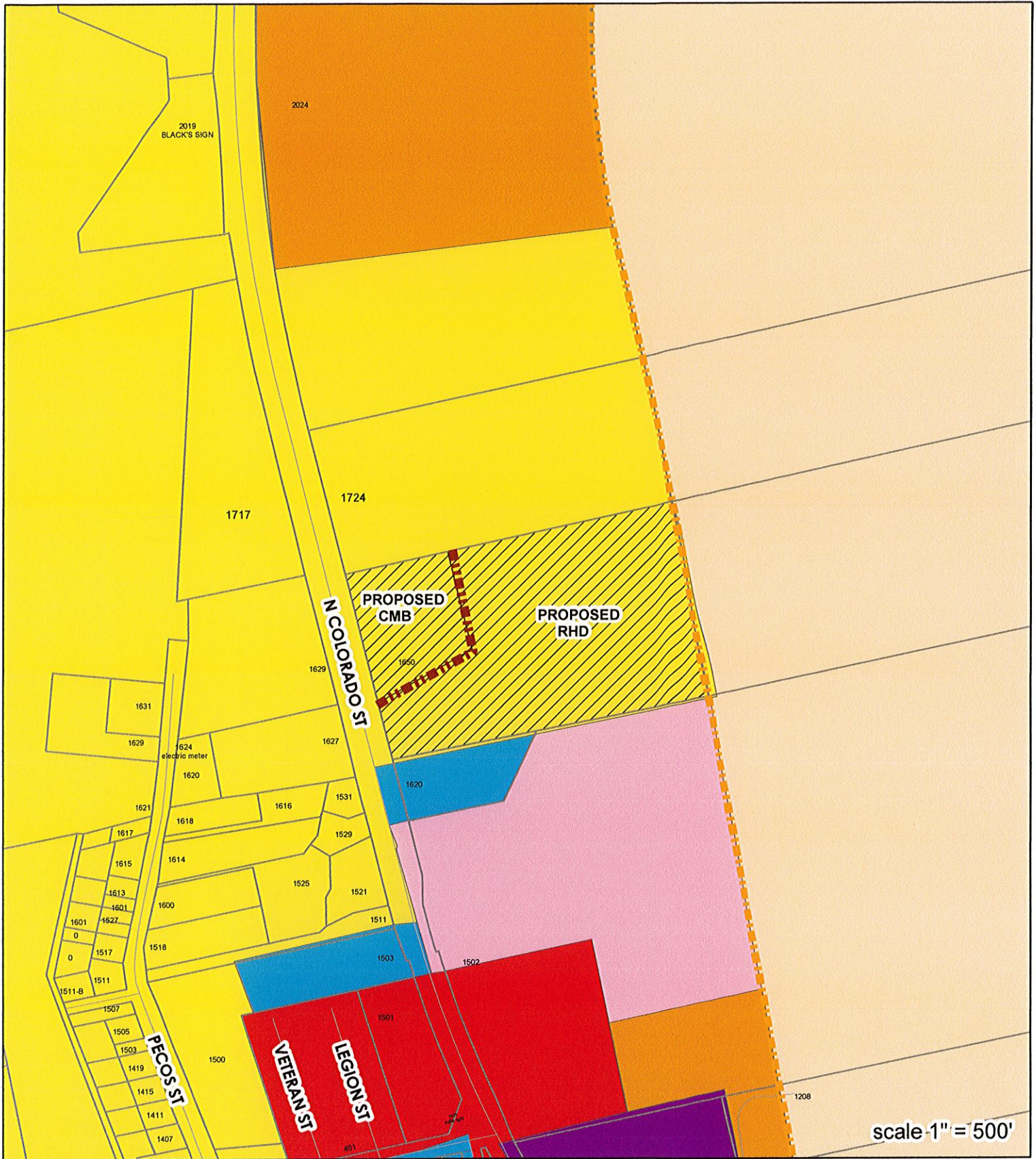
AO TO RHD & CMB

1650 N COLORADO ST (HWY 183)



ZONING DISTRICTS

- AGRICULTURAL-OPEN SPACE
- COMMERCIAL HEAVY BUSINESS
- COMMERCIAL MEDIUM BUSINESS
- INDUSTRIAL LIGHT
- MANUFACTURED HOME
- RESIDENTIAL LOW DENSITY
- RESIDENTIAL MEDIUM DENSITY



FUTURE LANDUSE

AO TO RHD & CMB

1650 N COLORADO ST (HWY 183)



- AGRICULTURE/RURAL DEVELOPMENT
- GENERAL-HEAVY COMMERCIAL
- LIGHT-MEDIUM COMMERCIAL
- MIXED RETAIL, OFFICE, RESIDENTIAL
- PUBLIC AND INSTITUTIONAL
- RESIDENTIAL, LOW DENSITY
- RESIDENTIAL, MEDIUM DENSITY



LOCKHART ETJ

LOCKHART CITY LIMITS

PROPOSED RHD

PROPOSED CMB

N COLORADO ST

LEGION ST

PECOS ST

0 500 1,000 Feet



PLANNING DEPARTMENT REPORT

ZONING CHANGE

CASE SUMMARY

STAFF: Dan Gibson, City Planner

CASE NUMBER: ZC-22-09

REPORT DATE: March 18, 2022 [Updated 3-29-22, 5-18-22]

PLANNING AND ZONING COMMISSION HEARING DATE: March 23, 2022 [Tabled to 5-25-22]

CITY COUNCIL HEARING DATE: April 5, 2022 [Tabled to 6-7-22]

REQUESTED CHANGE: AO to RHD and CMB

STAFF RECOMMENDATION: **Postpone to July 13th Commission meeting.**

PLANNING AND ZONING COMMISSION RECOMMENDATION:

BACKGROUND DATA

APPLICANT: Chris Bancroft

OWNER: Alma Ewald

SITE LOCATION: 1650 North Colorado Street (US 183)

LEGAL DESCRIPTION: Metes and Bounds

SIZE OF PROPERTY: 23.064 acres inside the city limits

EXISTING USE OF PROPERTY: Vacant land

LAND USE PLAN DESIGNATION: *Low Density Residential*

ANALYSIS OF ISSUES

PREVIOUS ACTION: This item was tabled by the Commission on March 23rd, and by the City Council on April 5th, due to concerns about the lack of wastewater service, and to allow time for the city engineer to conduct a study for determining the size and cost of necessary wastewater line extensions. A draft copy of the study was provided to staff on the date of this revised staff report. However, it covered only the northwest quadrant of the City. More time is needed to expand the study to include the North Colorado Street corridor, which is where the subject property in this case is located. The total cost of wastewater line extensions and upgrading of existing pipes required for just the northwest quadrant is estimated to be \$6.1 million. The additional study for the North Colorado Street corridor will obviously increase the total amount required to do both projects. Until then, we are unable to establish how much of the cost can be paid by EDA grant funds, how much can be paid from the wastewater impact fee account, or how much of the cost will need to be reimbursed by developers.

REASON FOR REQUESTED ZONING CHANGE: The purpose of the zoning change is to allow future development of 4.529 acres of general commercial land uses along the Colorado Street frontage, and 18.535 acres of apartment housing behind the commercial area. Although the tract extends eastward to Plum Creek, the zoning change is only for the portion of the tract that is in the city limits, which is roughly 27 percent of the original tract. There is a pond located in the area proposed to be rezoned, and the Plum Creek floodplain slightly encroaches into the rear of the area proposed to be zoned RHD.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	Vacant land	AO	<i>Low Density Residential</i>
East	Vacant land	Not zoned	<i>Agriculture/Rural Development</i>
South	Small cemetery, Vacant land	AO	<i>Public and Institutional, Light-Medium Commercial</i>
West	Sparce single-family residential, Vacant land	AO	<i>Low Density Residential</i>

TRANSITION OF ZONING DISTRICTS: The subject property currently does not abut any other residential or commercial zoning, although a concurrent zoning change request for the adjacent property to the north would result in the same RMD and CMB zoning pattern as proposed for the subject tract.

ADEQUACY OF INFRASTRUCTURE: Vehicular access will be from Colorado Street, and because of the high speed limit TxDOT will likely require that the developer widen the highway to provide a center left-turn land and right turn deceleration or transition lane for any street or driveway intersections into the development. There is a 12" water main along the east side of the highway that is adequate to serve the property. However, the closest wastewater main of sufficient size is located approximately one mile south near the railroad track and Town Branch Creek. The wastewater impact fee CIP does propose a system of wastewater mains extending from that point northward, along with a lift-station, where it would serve the North Colorado Street corridor area, including the subject property. Because the proposed RHD and CMB zoning classifications in this case would allow a much higher intensity of development than anticipated by the land use assumptions that were the basis of the current impact fee CIP, a study is being conducted to determine if the pipe sizes need to be larger than planned, and to estimate the total cost of the project. This information will be used to allocate funds from different sources, including developer participation, that will be needed to design and construct the necessary wastewater infrastructure. The study was expected to be completed by now, but the information available thus far focused on the northwest quadrant of the city, and still needs to be expanded to include the North Colorado Street corridor.

POTENTIAL NEIGHBORHOOD IMPACT: The subject property is in a largely undeveloped area of the city where there are no immediate neighbors that would be impacted by development allowed by the proposed zoning district classifications. A regional impact will be additional traffic on North Colorado Street, but that is bound to occur where there is potential for additional development, and can be mitigated by a center turn lane and right-turn deceleration lanes.

CONSISTENCY WITH COMPREHENSIVE PLAN: The proposed RHD and CMB zoning classifications are *not* consistent with the *Low Density Residential* future land use designation shown on the Land Use Plan map.

ALTERNATIVE CLASSIFICATIONS: The only zoning classification that would be consistent with the Land Use Plan map is the *RLD Residential Low Density District*.

RESPONSE TO NOTIFICATION: Citizens who previously appeared at the Planning and Zoning Commission public hearing expressed concerns about flooding on the subject property, additional runoff from the property as a result of development, and traffic hazards due to the high speed limit on Colorado Street in that area.

STAFF RECOMMENDATION: Staff recommends postponing this application again to the Commission's July 13th meeting so that we will have a final report available regarding the cost of all wastewater projects in the north part of the city, and perhaps an estimated time-frame for completion. However, the Commission still has the option of recommending either approval or denial of the zoning change to the City Council at this time, in lieu of postponing it again. Approval will not short-circuit the normal development process because a subdivision plat cannot be recorded, and the property will not be able to be developed in any way, until adequate wastewater service is available, which can occur only after the necessary infrastructure is designed and constructed.



ZONING CHANGE APPLICATION

(512) 398-3461 • FAX (512) 398-3833
P.O. Box 239 • Lockhart, Texas 78644
308 West San Antonio Street

APPLICANT/OWNER

APPLICANT NAME Chris Bancroft ADDRESS 1515 S. Capital of Texas Hwy
DAY-TIME TELEPHONE 512-705-0212 Suite 405
E-MAIL chris.b@texasmfc.com Austin, TX 78746

OWNER NAME Alma Ewald ADDRESS 1609 MEADOW LN
DAY-TIME TELEPHONE _____ LOCKHART, TX 78644-3801
E-MAIL _____

PROPERTY

ADDRESS OR GENERAL LOCATION 1650 N. Colorado St. Lockhart, Tx 78644
LEGAL DESCRIPTION (IF PLATTED) Metes and Bounds
SIZE 23.06 ACRE(S) LAND USE PLAN DESIGNATION Residential, Low Density
EXISTING USE OF LAND AND/OR BUILDING(S) Agricultural - Open Space
PROPOSED NEW USE, IF ANY Commercial, Residential

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION AO
TO PROPOSED ZONING CLASSIFICATION RHD, CMB
REASON FOR REQUEST To allow for future development
of general commercial and apartment housing

SUBMITTAL REQUIREMENTS

IF THE APPLICANT IS NOT THE OWNER, A LETTER SIGNED AND DATED BY THE OWNER CERTIFYING THEIR OWNERSHIP OF THE PROPERTY AND AUTHORIZING THE APPLICANT TO REPRESENT THE PERSON, ORGANIZATION, OR BUSINESS THAT OWNS THE PROPERTY.

NAME(S) AND ADDRESS(ES) OF PROPERTY LIEN-HOLDER(S), IF ANY.

IF NOT PLATTED, A METES AND BOUNDS LEGAL DESCRIPTION OF THE PROPERTY.

APPLICATION FEE OF \$ 611.20 PAYABLE TO THE CITY OF LOCKHART AS FOLLOWS:


	$\$170 + (\$20 \times 22.06) = \$611.20$
1/4 acre or less	\$125
Between 1/4 and one acre	\$150
One acre or greater	\$170 plus \$20.00 per each acre over one acre

TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT, AND IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION.

SIGNATURE 

DATE 3/2/22

OFFICE USE ONLY

ACCEPTED BY 

RECEIPT NUMBER 1140273

DATE SUBMITTED 3-2-22

CASE NUMBER ZC- 22-09

DATE NOTICES MAILED 3-8-22

DATE NOTICE PUBLISHED 3-10-22

PLANNING AND ZONING COMMISSION MEETING DATE 3-23-22

PLANNING AND ZONING COMMISSION RECOMMENDATION Tabled to 5-25-22.

CITY COUNCIL MEETING DATE 4-5-22

DECISION Tabled to 6-7-22.

February 2, 2022

Texas Multifamily Capital, LLC
5900 Balcones Drive, Suite 100
Austin, Texas 78731

Subject: Entitlement of the following property ("Property")
1650 N. Colorado Lockhart, TX 78644
Alma Ewald

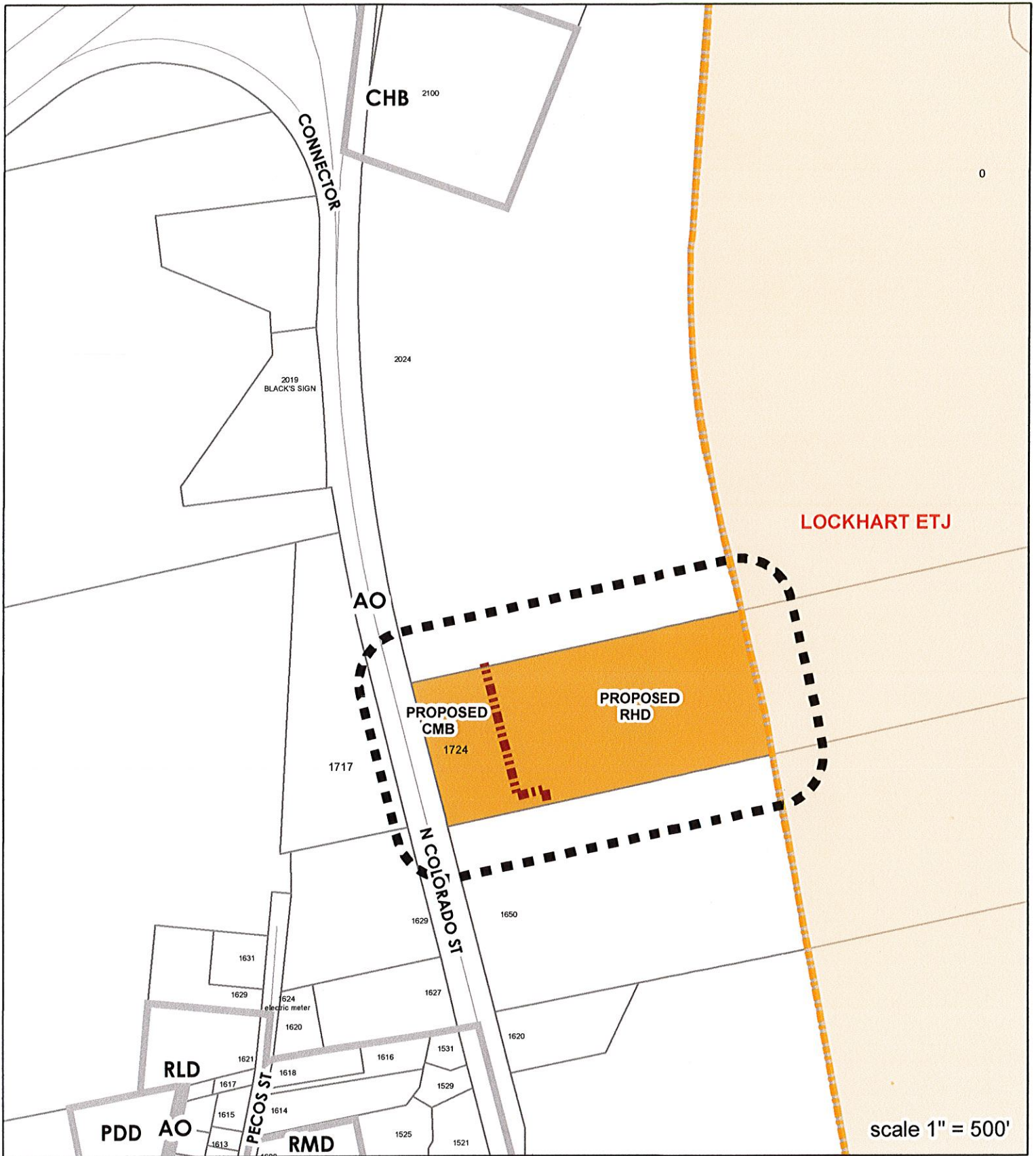
Dear Texas Multifamily Capital, LLC:

I, Alma Ewald, owner of the above referenced Property, authorize you, and more specifically **Christopher Bancroft** and **Matthew Chase**, as well as any agents and consultants appointed by you, to act as my **Agent** to submit applications, drawings, zoning changes, and other applicable documents for the purpose of obtaining approval from the City of Lockhart for a zoning change and associated permits related to the proposed purchase of the Property by you, and subsequent development by you.

Sincerely,



Printed Name: Alma Ewald



ZC-22-10

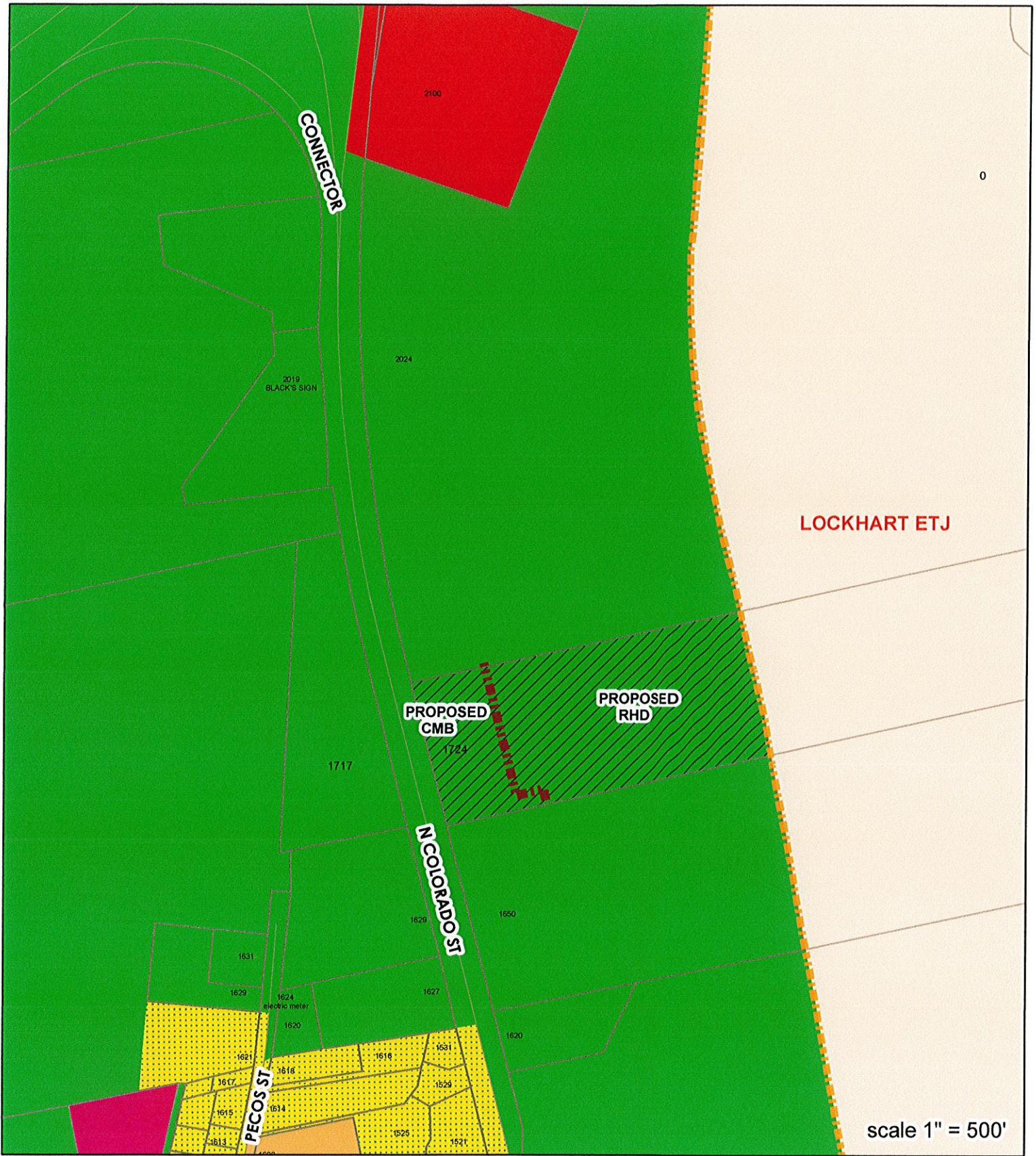
AO TO RHD & CMB

1724 N COLORADO ST (HWY 183)



- SUBJECT PROPERTY
- ZONING BOUNDARY
- CITY LIMITS
- 200 FT BUFFER

scale 1" = 500'



ZC-22-10

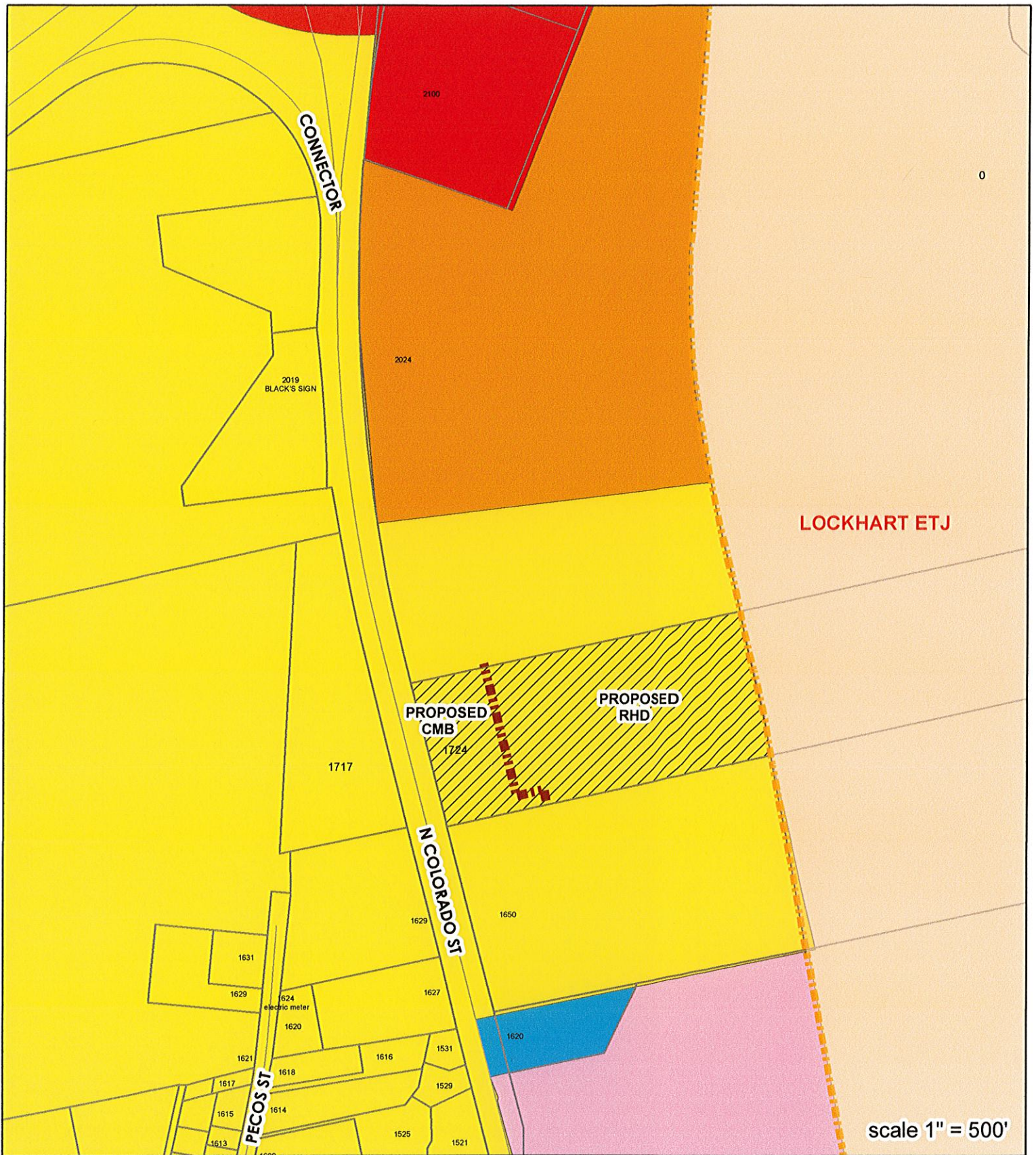
AO TO RHD & CMB

1724 N COLORADO ST (HWY 183)



ZONING DISTRICTS

- AGRICULTURAL-OPEN SPACE
- COMMERCIAL HEAVY BUSINESS
- PLANNED DEVELOPMENT
- RESIDENTIAL LOW DENSITY
- RESIDENTIAL MEDIUM DENSITY



FUTURE LANDUSE

AO TO RHD & CMB

1724 N COLORADO ST (HWY 183)



- AGRICULTURE/RURAL DEVELOPMENT
- GENERAL-HEAVY COMMERCIAL
- LIGHT-MEDIUM COMMERCIAL
- PUBLIC AND INSTITUTIONAL
- RESIDENTIAL, LOW DENSITY
- RESIDENTIAL, MEDIUM DENSITY



LOCKHART ETJ

LOCKHART CITY LIMITS

PROPOSED RHD

PROPOSED CMB
1724

N COLORADO ST

PECOS ST

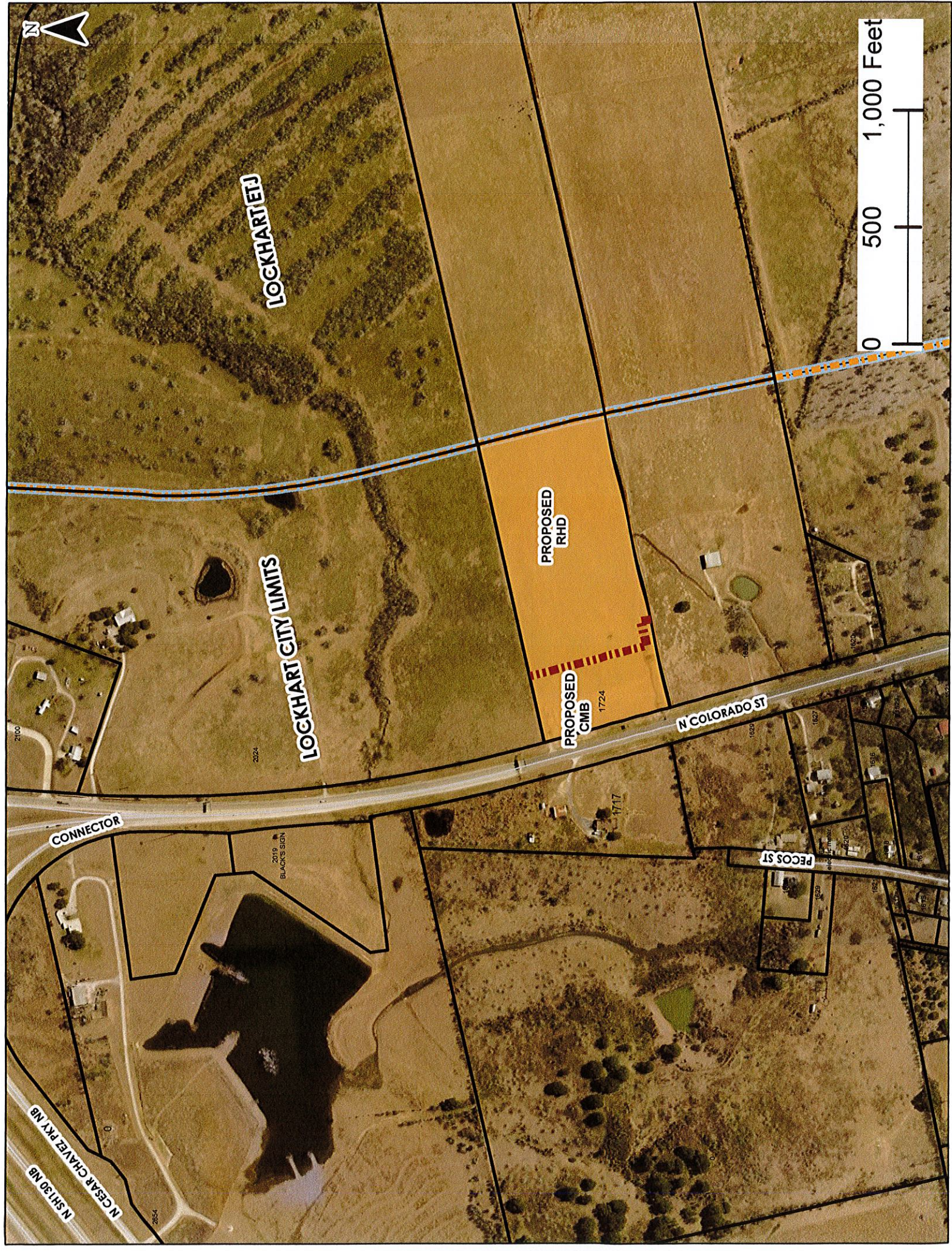
CONNECTOR

N SHI 30 NB

N CESAR CHAVEZ PKY NB

2019
BLACK'S SIGN

0 500 1,000 Feet



PLANNING DEPARTMENT REPORT

ZONING CHANGE

CASE SUMMARY

STAFF: Dan Gibson, City Planner

CASE NUMBER: ZC-22-10

REPORT DATE: March 18, 2022 [Updated 3-29-22, 5-18-22]

PLANNING AND ZONING COMMISSION HEARING DATE: March 23, 2022 [Tabled to 5-25-22]

CITY COUNCIL HEARING DATE: April 5, 2022 [Tabled to 6-7-22]

REQUESTED CHANGE: AO to RHD and CMB

STAFF RECOMMENDATION: **Postpone to July 13 Commission meeting.**

PLANNING AND ZONING COMMISSION RECOMMENDATION:

BACKGROUND DATA

APPLICANT: Chris Bancroft

OWNER: Ernest Ewald, Jr.

SITE LOCATION: 1724 North Colorado Street (US 183)

LEGAL DESCRIPTION: Metes and Bounds

SIZE OF PROPERTY: 15.906 acres inside the city limits

EXISTING USE OF PROPERTY: Vacant land

LAND USE PLAN DESIGNATION: *Low Density Residential*

ANALYSIS OF ISSUES

PREVIOUS ACTION: This item was tabled by the Commission on March 23rd, and by the City Council on April 5th, due to concerns about the lack of wastewater service, and to allow time for the city engineer to conduct a study for determining the size and cost of necessary wastewater line extensions. A draft copy of the study was provided to staff on the date of this revised staff report. However, it covered only the northwest quadrant of the City. More time is needed to expand the study to include the North Colorado Street corridor, which is where the subject property in this case is located. The total cost of wastewater line extensions and upgrading of existing pipes required for just the northwest quadrant is estimated to be \$6.1 million. The additional study for the North Colorado Street corridor will obviously increase the total amount required to do both projects. Until then, we are unable to establish how much of the cost can be paid by EDA grant funds, how much can be paid from the wastewater impact fee account, or how much of the cost will need to be reimbursed by developers.

REASON FOR REQUESTED ZONING CHANGE: The purpose of the zoning change is to allow future development of 3.644 acres of general commercial land uses along the Colorado Street frontage, and 12.262 acres of apartment housing behind the commercial area. Although the tract extends eastward to Plum Creek, the zoning change is only for the portion of the tract that is in the city limits, which is roughly 36 percent of the original tract. The Plum Creek floodplain slightly encroaches into the rear of the area proposed to be zoned RHD.

AREA CHARACTERISTICS:

	Existing Use	Zoning	Future Land Use Plan
North	Vacant land	AO	<i>Low Density Residential, Medium Density Residential</i>
East	Vacant land	Not zoned	<i>Agriculture/Rural Development</i>
South	Vacant land	AO	<i>Low Density Residential</i>
West	Single-family dwelling and accessory buildings, Vacant land	AO	<i>Low Density Residential</i>

TRANSITION OF ZONING DISTRICTS: The subject property currently does not abut any other residential or commercial zoning, although a concurrent zoning change request for the adjacent property to the south would result in the same RMD and CMB zoning pattern as proposed for the subject tract.

ADEQUACY OF INFRASTRUCTURE: Vehicular access will be from Colorado Street, and because of the high speed limit TxDOT will likely require that the developer widen the highway to provide a center left-turn land and right turn deceleration or transition lane for any street or driveway intersections into the development. There is a 12" water main along the east side of the highway that is adequate to serve the property. However, the closest wastewater main of sufficient size is located approximately one mile south near the railroad track and Town Branch Creek. The wastewater impact fee CIP does propose a system of wastewater mains extending from that point northward, along with a lift-station, where it would serve the North Colorado Street corridor area, including the subject property. Because the proposed RHD and CMB zoning classifications in this case would allow a much higher intensity of development than anticipated by the land use assumptions that were the basis of the current impact fee CIP, a study is being conducted to determine if the pipe sizes need to be larger than planned, and to estimate the total cost of the project. This information will be used to allocate funds from different sources, including developer participation, that will be needed to design and construct the necessary wastewater infrastructure. The study was expected to be completed by now, but the information available thus far focused on the northwest quadrant of the city, and still needs to be expanded to include the North Colorado Street corridor.

POTENTIAL NEIGHBORHOOD IMPACT: The subject property is in a largely undeveloped area of the city where there are no immediate neighbors that would be impacted by development allowed by the proposed zoning district classifications. A regional impact will be additional traffic on North Colorado Street, but that is bound to occur where there is potential for additional development, and can be mitigated by a center turn lane and right-turn deceleration lanes.

CONSISTENCY WITH COMPREHENSIVE PLAN: The proposed RHD and CMB zoning classifications are *not* consistent with the *Low Density Residential* future land use designation shown on the Land Use Plan map.

ALTERNATIVE CLASSIFICATIONS: The only zoning classification that would be consistent with the Land Use Plan map is the *RLD Residential Low Density District*.

RESPONSE TO NOTIFICATION: Citizens who previously appeared at the Planning and Zoning Commission public hearing expressed concerns about flooding on the subject property, additional runoff from the property as a result of development, and traffic hazards due to the high speed limit on Colorado Street in that area.

STAFF RECOMMENDATION: Staff recommends postponing this application again to the Commission's July 13th meeting so that we will have a final report available regarding the cost of all wastewater projects in the north part of the city, and perhaps an estimated time-frame for completion. However, the Commission still has the option of recommending either approval or denial of the zoning change to the City Council at this time, in lieu of postponing it again. Approval will not short-circuit the normal development process because a subdivision plat cannot be recorded, and the property will not be able to be developed in any way, until adequate wastewater service is available, which can occur only after the necessary infrastructure is designed and constructed.

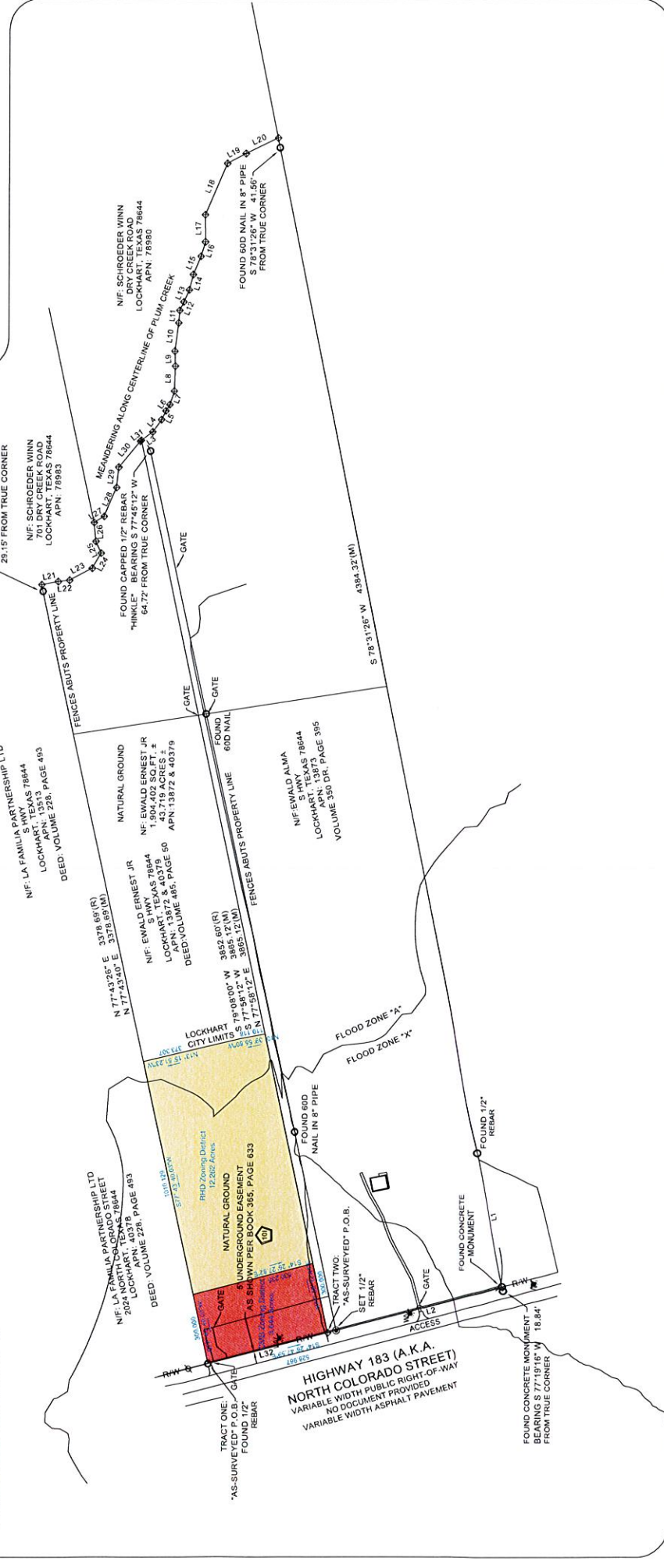


SCALE: 1" = 400'
 0 200 400 800
 DATE: 03-02-2022

All information furnished regarding this property is from sources deemed reliable and no warranty or representation is made by TGEN Planning as to the accuracy or completeness of the information. The land plan is prepared in accordance with the applicable laws and regulations. The land plan is subject to change. The developer has reserved the right to amend the land plan at any time without notice. The developer shall be responsible for obtaining all necessary governmental approvals and to fulfill its marketing obligations.

©2022 TGEN PLANNING. ALL RIGHTS RESERVED

LAND USE SCHEDULE	
LOCKHART CITY LIMITS	ACREAGE
PROPOSED USE	3.644 AC.
CMB	12.282 AC.
RHD	15.906 AC.
SUBTOTAL	
ETJ	
CURRENT USE	ACREAGE
REAR	273.552 AC.
OVERALL TOTAL	43.719 AC.



**TEXAS
 MULT-FAMILY
 CAPITAL**

REQUESTED REZONING BOUNDARY
 1724 NORTH COLORADO STREET
 LOCKHART, TEXAS 78644





ZONING CHANGE APPLICATION

(512) 398-3461 • FAX (512) 398-3833
P.O. Box 239 • Lockhart, Texas 78644
308 West San Antonio Street

APPLICANT/OWNER

APPLICANT NAME Chris Bancroft ADDRESS 1515 S. Capital of Texas Hwy
DAY-TIME TELEPHONE 512-705-0212 Suite 405
E-MAIL chris.b@texasmfc.com Austin, TX 78746
OWNER NAME Ernest Ewald, Jr. ADDRESS PO Box 1016
DAY-TIME TELEPHONE _____ Lockhart, Tx 78644-1016
E-MAIL _____

PROPERTY

ADDRESS OR GENERAL LOCATION 1724 N. Colorado St. Lockhart, Tx 78644
LEGAL DESCRIPTION (IF PLATTED) Metes and Bounds
SIZE 15.90 ACRE(S) LAND USE PLAN DESIGNATION Residential, Low Density
EXISTING USE OF LAND AND/OR BUILDING(S) Agricultural - Open Space
PROPOSED NEW USE, IF ANY Commercial, Residential

REQUESTED CHANGE

FROM CURRENT ZONING CLASSIFICATION AO
TO PROPOSED ZONING CLASSIFICATION RHD, CMB
REASON FOR REQUEST To allow for future development
of general commercial and apartment housing

SUBMITTAL REQUIREMENTS

IF THE APPLICANT IS NOT THE OWNER, A LETTER SIGNED AND DATED BY THE OWNER CERTIFYING THEIR OWNERSHIP OF THE PROPERTY AND AUTHORIZING THE APPLICANT TO REPRESENT THE PERSON, ORGANIZATION, OR BUSINESS THAT OWNS THE PROPERTY.

NAME(S) AND ADDRESS(ES) OF PROPERTY LIEN-HOLDER(S), IF ANY.

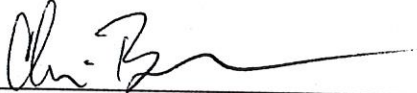
IF NOT PLATTED, A METES AND BOUNDS LEGAL DESCRIPTION OF THE PROPERTY.

APPLICATION FEE OF \$ \$468 PAYABLE TO THE CITY OF LOCKHART AS FOLLOWS:

	$\$170 + (\$20 \times 14.90) = \$468$
1/4 acre or less	\$125
Between 1/4 and one acre	\$150
One acre or greater	\$170 plus \$20.00 per each acre over one acre

TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT, AND IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION.

SIGNATURE

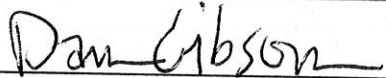


DATE

3/2/22

OFFICE USE ONLY

ACCEPTED BY



RECEIPT NUMBER

1640273

DATE SUBMITTED

3-2-22

CASE NUMBER ZC-

22-10

DATE NOTICES MAILED

3-8-22

DATE NOTICE PUBLISHED

3-10-22

PLANNING AND ZONING COMMISSION MEETING DATE

3-23-22

PLANNING AND ZONING COMMISSION RECOMMENDATION

Tabled to 5-25-22.

CITY COUNCIL MEETING DATE

4-5-22

DECISION

Tabled to 6-7-22.

February 2, 2022

Texas Multifamily Capital, LLC
5900 Balcones Drive, Suite 100
Austin, Texas 78731

Subject: Entitlement of the following property ("Property")
1724 N. Colorado Lockhart, TX 78644
Ernest Ewald

Dear Texas Multifamily Capital, LLC:

I, Ernest Ewald, Jr, owner of the above referenced Property, authorize you, and more specifically **Christopher Bancroft** and **Matthew Chase**, as well as any agents and consultants appointed by you, to act as my **Agent** to submit applications, drawings, zoning changes, and other applicable documents for the purpose of obtaining approval from the City of Lockhart for a zoning change and associated permits related to the proposed purchase of the Property by you, and subsequent development by you.

Sincerely,

<i>Ernest Ewald Jr</i>	dotloop verified 02/14/22 10:50 AM CST OLQQ-RUHE-HEVN-F8UB
------------------------	--

Printed Name: Ernest Ewald, Jr